

Beautifully presented 3-bed property with garden just 5 minutes from Angoulême centre



INFORMATION

Town:	Gond-Pontouvre
Department:	Charente
Bed:	3
Bath:	1
Floor:	134 m ²
Plot Size:	136 m ²

IN BRIEF

Charming Fully Renovated Townhouse – 134 m²

This charming fully renovated townhouse offers 134 m² of living space and is ideally located in a quiet neighborhood, close to local shops and just 5 minutes from the center of Angoulême.

The ground floor features a spacious living area with an open-plan kitchen and a separate WC. The first floor comprises two bedrooms and a laundry room with WC. On the second floor, you will find a generous master suite.

Equipped with a fireplace, mains gas heating, and a heat pump providing both heating and air conditioning, this home combines modern comfort with the elegance and character of a period property.

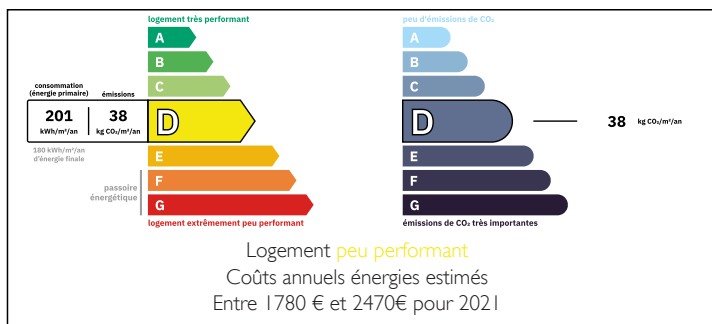
Outside, a private and enclosed 50 m²

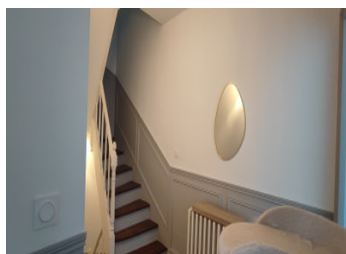
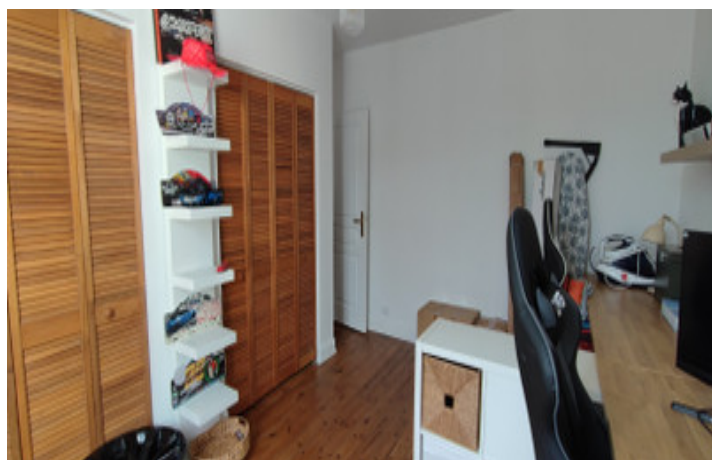
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

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Outside, a private and enclosed 50 m² courtyard/terrace offers a peaceful and intimate outdoor living space.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES