LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46028JMR16 Price: 130 000 EUR

agency fees to be paid by the seller

3-bed property to renovate with large garden - close to Angoulême centre















ENERGY - DPE

DPE not required.

INFORMATION

Town:	**Angoulême**
Department:	**Charente**
Bed:	**3**
Bath:	**1**
Floor:	**117 m2**
Plot Size:	**1782 m2**

IN BRIEF

Located in the Sillac area of Angoulême, this period property offers approximately 117 m² of living space and sits on a generous, fully enclosed plot of around 1,780 m².

The house comprises:

Ground Floor

Fitted kitchen with direct access to the garage
Living room (which could also be used as a bedroom)
Dining room with access to the garden

First Floor

Three bedrooms
Shower room
Bathroom
Separate WC

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.

Technical Features

No current heating system (former gas-fired boiler removed/out of service)

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NOTES

DESCRIPTION

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The property also benefits from a large attached garage of approximately 47 m² with an upper floor, as well as a cellar of around 38 m².

Outside, the house enjoys a spacious enclosed garden with mature trees. The plot is also suitable for further development, offering excellent potential.

Technical Features

No current heating system (former gas-fired boiler removed/out of service)
PVC double-glazed windows
Connected to the mains drainage system

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

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