

Renovated investment building, including 4 apartments, all amenities within walking distance.

EXCLUSIVE



INFORMATION

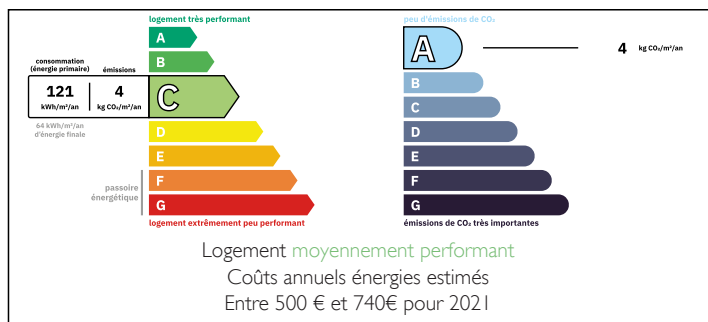
Town:	Angoulême
Department:	Charente
Bed:	6
Bath:	4
Floor:	175 m2
Plot Size:	0 m2

IN BRIEF

Ideally located close to all amenities, 25 km from Angoulême, invest in this fully renovated rental property, including four units: a T4, two T2s, a studio, and a shared space. Ready to rent.

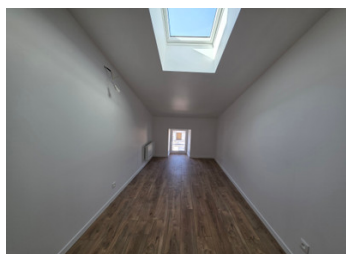


ENERGY - DPE



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.



DESCRIPTION

The building includes:

On the ground floor:

APARTMENT No. 1 (37m²):

- Entrance (with stairs) leading onto
- Living room/kitchen
- Bedroom
- Bathroom/toilet

APARTMENT No. 2 (67m²):

- Entrance leading onto
- Living room/kitchen
- Three bedrooms
- Bathroom
- Toilet

On the upper floor (access from the back street):

APARTMENT No. 3 (26m² on the floor, 15m² Carrez law):

- Entrance leading onto
- Living room/kitchen
- Bathroom/toilet

APARTMENT No. 4 (44m² on the floor, 27m² Carrez law):

- Entrance leading onto
- Living room/kitchen
- Bedroom
- Bathroom/toilet
- Shed

Electric heating

Double glazing

Connected to the sewer system

Co-ownership of 4 units

Parking spaces in front of the building

The building has undergone a complete renovation (roof, electricity, insulation...)

Very interesting rental potential, ideal location close

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