LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46122NGA16 Price: 185 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (175 000 EUR without fees)

MARTHON, a set of 3 appartments, situated in a fully renovated building (small co-ownership with 4 units)

EXCLUSIVE















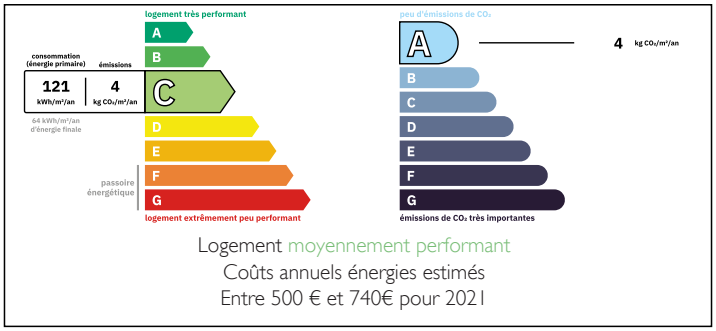
INFORMATION

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 set of three apartments, located in a building completely renovated, comprising a total of four units. Free from any occupancy.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 500 € et 740€ pour 2021

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.

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NOTES

DESCRIPTION

The lot consists of:

On the ground floor:

APARTMENT No. 1 (67m²):
- entrance into
- living room/kitchen
- three bedrooms
- bathroom
- toilet

Upstairs (street access from the back):

APARTMENT No. 2 (26m² floor area, 15m² Carrez law):
- entrance into
- living room/kitchen
- bathroom/toilet

APARTMENT No. 3 (44m² floor area, 27m² Carrez law):
- entrance into
- living room/kitchen
- bedroom
- bathroom/toilet
- shed

Electric heating
Double glazing
Connected to the mains sewer

Parking spaces in front of the building
The building has undergone a complete renovation (roof, framework, electricity, plumbing, painting, insulation...)

Independent street entrance for each apartment

Individual water and electricity meters

Small co-ownership of 4 lots, with no charges (no common areas)