

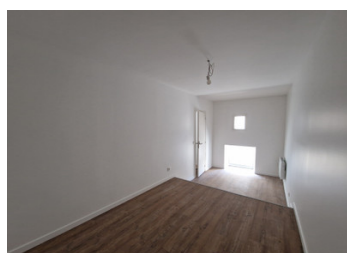
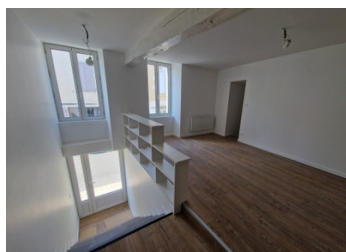
Charming, bright apartment, newly renovated, including a living room/kitchen, bedroom, and bathroom/WC.

EXCLUSIVE



INFORMATION

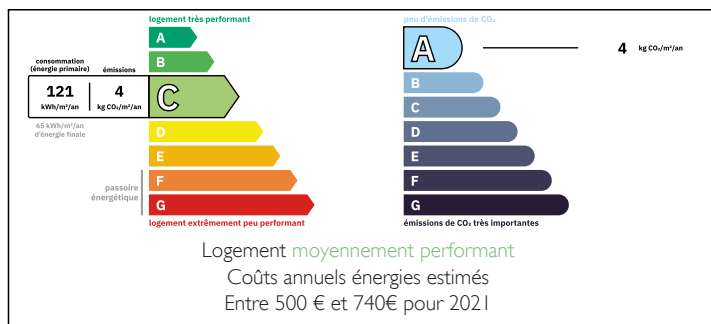
Town:	Marthon
Department:	Charente
Bed:	1
Bath:	1
Floor:	37 m2
Plot Size:	0 m2



IN BRIEF

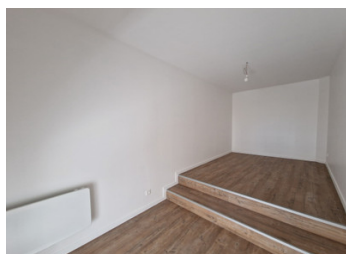
Ideally located close to all amenities, 25km from Angoulême, invest in this fully renovated 37m² apartment, featuring an entrance with stairs, a living room with kitchen, bathroom/WC, one bedroom, and a shared space. Available ready to move in or to rent.

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 37m² apartment includes:

On the ground floor:

- Entrance (with stairs) to
- Living room/kitchen
- Bedroom
- Bathroom/WC

Electric heating

Double glazing

Connected to the sewer system

Co-ownership of 4 units

Parking spaces in front of the building

The building has been completely renovated (roof, electricity, insulation...)

Interesting rental potential, ideal location close to all amenities.

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

NOTES