LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47728DGE16 Price: 85 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (80 000 EUR without fees)

Angoulême Victor-Hugo – 39.74 m apartment in excellent condition with open views

EXCLUSIVE



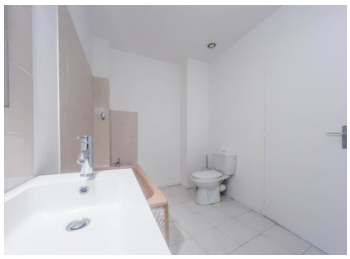












INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	1
Floor:	40 m2
Plot Size:	0 m2

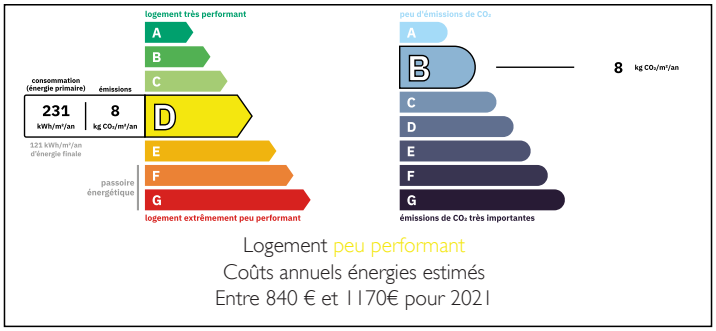
IN BRIEF

Just steps from Place Victor-Hugo and its market, discover this 39.74 m² apartment set within a secure, small-scale residence and offering beautiful open views over Angoulême

Presented in excellent condition, it comprises an entrance hall, a kitchenette with storage, a bathroom with bath, washbasin and WC, and a spacious 26 m² living area.

Sold with vacant possession, it would be ideal as a main residence, a pied-à-terre or a rental investment.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 840 € et 1170€ 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

Ideally located on Boulevard de la République in Angoulême, this 39.74 m² apartment enjoys a sought-after setting just steps from Victor-Hugo, its shops and its lively market, six days a week.

In excellent overall condition, it represents an attractive opportunity for a first-time buyer, as a pied-à-terre or as a rental investment.

Comprising 14 units owned by 10 co-owners, the residence is arranged over three levels: ground floor, level −1 and level −2. Although situated at level −1 in relation to the main entrance, the apartment opens directly to the outside at the rear of the building and enjoys beautiful open views over Angoulême and its railway station.

The accommodation comprises an entrance hall, a kitchenette with storage, a bathroom with bath, washbasin and WC, and a spacious 26 m² main living area. Its generous proportions make it easy to create separate living, dining, sleeping and office areas.

The service charges amount to €218 per quarter, equivalent to approximately €73 per month.
The roof of the residence has recently been overhauled, and the wastewater lifting pumps were replaced this summer. No major co-ownership works are currently planned.

Additional information:
- Sold with vacant possession
- Individual electric heating
- Connected to mains drainage
- Fibre-optic internet
- Energy rating: D
- Property tax: €763 per year
- Free on-street parking

A practical, well-maintained and ideally located apartment offering attractive views over Angoulême. Well worth viewing, whether as a home or a rental investment.