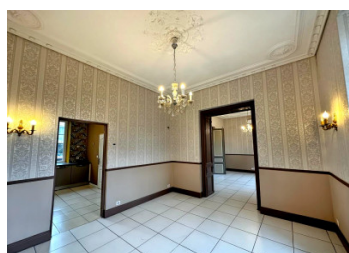
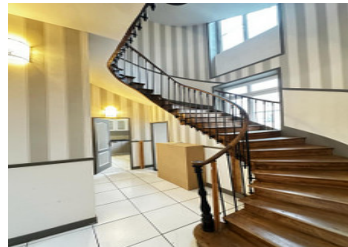


Spacious 6-bedroom town house with garden in Angoulême



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	6
Bath:	2
Floor:	221 m ²
Plot Size:	288 m ²

IN BRIEF

Set in the peaceful St Gelais quarter, this unusual town house offers 221 m² of living space over four levels, with 6 bedrooms and a 288 m² plot.

The entrance leads to a living/dining room overlooking the garden and an equipped kitchen. The first floor has 3 bedrooms and a shower room, while the second offers 3 further bedrooms, a library area and a shower room to complete. On the lower-ground floor are a bedroom with shower room and terrace access, plus another room to finish as a bedroom or office. There is also a workshop, laundry and an impressive 81 m² cellar.

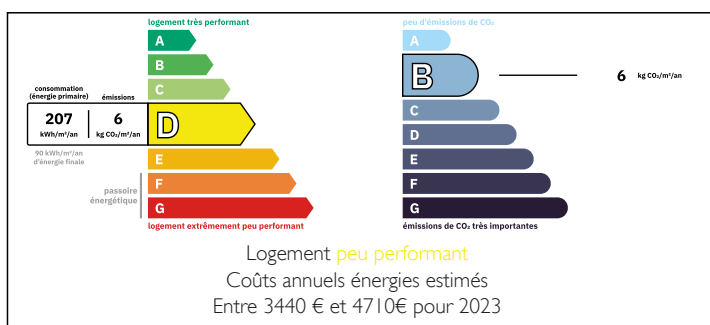
Features include electric underfloor heating via heat pump, double glazing, double-flow VMC, air conditioning, central vacuum system, mains drainage and fibre.

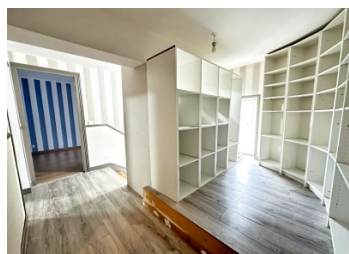
A spacious property with excellent potential for a

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.

ENERGY - DPE





NOTES

DESCRIPTION

Set in the peaceful St Gelais quarter of Angoulême, this substantial and unusual town house offers 221 m² of living space arranged over four levels, together with a 288 m² plot, terraces and an impressive 81 m² cellar.

Built in 1900, the property provides particularly flexible accommodation, with 6 bedrooms, 2 bathrooms and 3 WCs, making it an interesting option for a large household or a potential shared-accommodation investment.

The entrance opens into a living and dining room overlooking the garden, alongside an equipped kitchen.

On the first floor, there are three generously sized bedrooms and a shower room. The second floor provides a further three bedrooms, a library area and a second shower room which remains to be completed, with the drainage already in place.

The lower-ground floor adds further possibilities. Here, a bedroom with its own shower room opens directly onto the terrace and garden. A further room, also with access to a terrace, remains to be finished and could be used as an additional bedroom or office.

Practical spaces include a workshop, laundry room and a very large 81 m² cellar.

The house benefits from electric underfloor heating on all levels via a heat pump, as well as double-glazed windows, double-flow ventilation (VMC), central vacuum system, mains drainage and fibre internet. The property also features air conditioning and an intercom/videophone.

With its generous proportions, numerous bedrooms, outside space and versatile layout across four floors, this distinctive property offers considerable scope, particularly for those looking for