Townhouse of 52m to renovate with a small garden not attached, close to all amenities.

INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	1
Floor:	52 m2
Plot Size:	200 m2

IN BRIEF

Ideal for a rental investment project or a first purchase: let your imagination run wild with this two-story townhouse to renovate, with a small detached garden located just a few meters away. Just a few minutes from the city center and the train station.

ENERGY - DPE

DPE not required.

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

This townhouse, attached on both sides, offers:

On the ground floor: 26 m² to be arranged (currently: living room, kitchen, bathroom/toilet)

On the 1st floor: 26 m² (currently: 3 connecting rooms)

No heating system, single-glass windows, connected to the main sewer.

Well located at the entrance of the town, this property would be perfect for a small house close to all amenities, or a rental project.

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

LOCAL TAXES

Taxe foncière: **900 EUR**

NOTES