

City centre building: 3 studios as well as a one-bedroom duplex

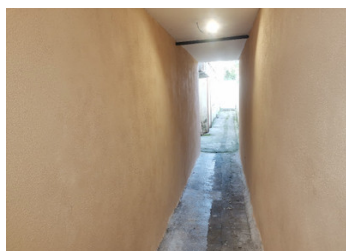


INFORMATION

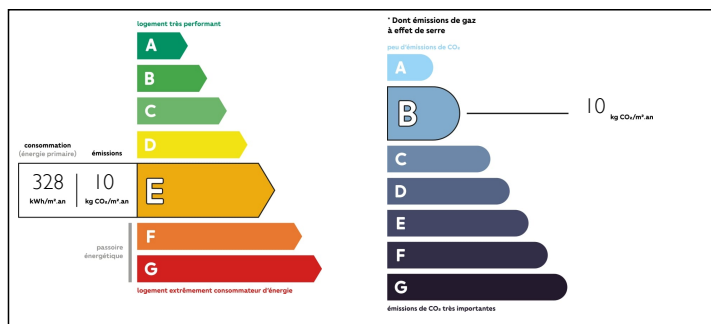
Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	0
Floor:	135 m2
Plot Size:	0 m2

IN BRIEF

This building has four small flats, which are currently all rented. It is in the centre of Angoulême.



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

On 2 floors : 3 studios 21 / 25 / 33M2 and a nice duplex of 54m2.

Good general condition, no major work to be done except for installing separate meters.

Gross rental income of about 7 %.

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

LOCAL TAXES

Taxe foncière: 2650 EUR

NOTES