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Ref: A25085DGE16 Price: 1 680 000 EUR agency fees included: 5 % TTC to be paid by the buyer (1 600 000 EUR without fees)

### Office building near Angoulême station and town centre







# INFORMATION

Angoulême
Charente
0
0
1300 m2
1554 m2

## IN BRIEF

Excellent location for this large office building with car park, ideal for rental investment









### ENERGY - DPE

Bâtiment économe		Faible émission de GES
≤ 50 A	kwh	≤ <b>5 A</b> kg
51 à 90 B		6 à 10 B
91 à 150 C		11 à 20 C
151 à 230 D		21 à 35 D
231 à 330 E		36 à 55 E
331 à 450 F		56 à 80 F
> 450 G		> 80 G
Bâtiment énergivore		Forte émission de GES

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

Located close to the train station (Paris 1h40 and Bordeaux 35mn) and a 5-minute walk from Angoulême town centre, this 1300m<sup>2</sup>, 4-storey office building is in very good condition and also offers excellent rental development opportunities. The building has 31 parking spaces

#### File on request

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