

240m investment building comprising four dwellings, private parking and garden.

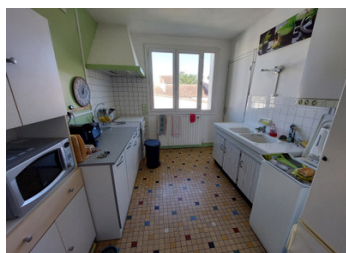
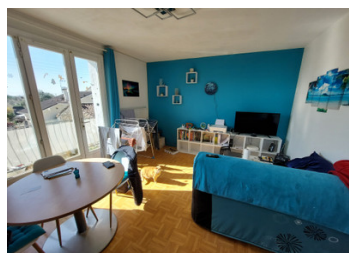


INFORMATION

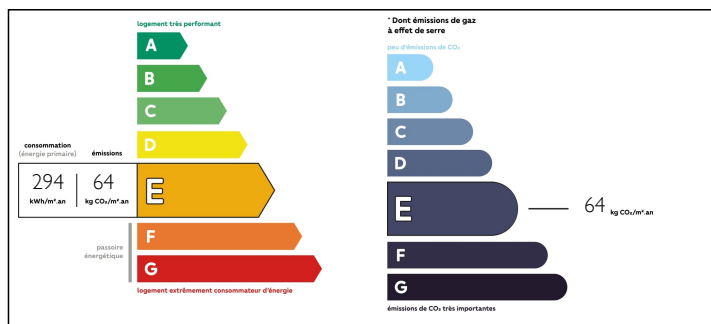
Town:	Angoulême
Department:	Charente
Bed:	6
Bath:	4
Floor:	240 m2
Plot Size:	450 m2

IN BRIEF

Ideally located in a quiet street, and close to all amenities, at the entrance of Angoulême, invest in this building comprising four apartments of 37m², 46m², 60m² and 73m², private parking and shared private garden.

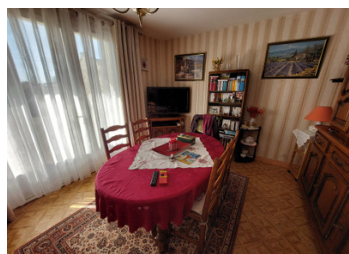


ENERGY - DPE



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

The building includes:

First level:

Entrance hall with staircase leading upstairs.

ACCOMMODATION no. 1 (37m²):

- entrance
- living room/kitchen
- bedroom
- bathroom
- wc
- closet

ACCOMMODATION no. 2 (60m²):

- entrance
- living-room
- kitchen
- two bedrooms
- bathroom
- wc
- closet
- workshop

Upstairs :

ACCOMMODATION no. 3 (46m²):

- entrance
- living-room
- kitchen
- bedroom
- bathroom
- wc
- closet
- BALCONY

ACCOMMODATION no. 4 (73m²):

- entrance
- living-room
- kitchen
- cellar
- two bedrooms
- bathroom

NOTES