

Hotel-style residence ideally located in the heart of the Angoulême plateau, 5 flats + 1 bedroom



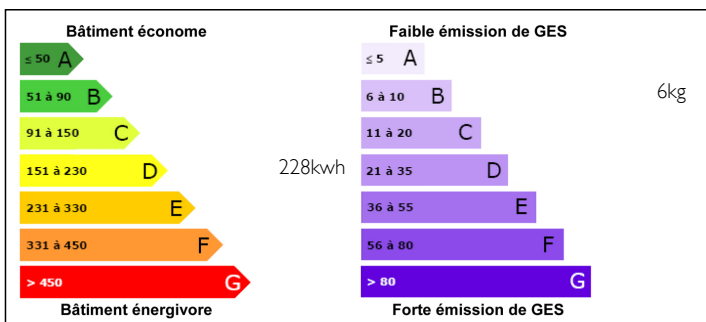
## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	7
Bath:	6
Floor:	275 m2
Plot Size:	0 m2

## IN BRIEF

An exceptional property in the heart of Angoulême town centre, this building was completely renovated in 2019. With a surface area of 275m<sup>2</sup> under the Carrez law, plus a 40m<sup>2</sup> attic and a 50m<sup>2</sup> cellar, this hotel building, registered with the town planning department as a "hotel accommodation" property, offers generous, functional space for a fully compliant hotel business.

## 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

This establishment offers state-of-the-art comfort thanks to its top-of-the-range equipment and intelligent home automation offering optimum functionality, with remote management via dedicated applications.

A luxurious and practical experience, every detail has been carefully thought out to ensure guest comfort and satisfaction.

The building comprises:

- Ground floor:

1 flat of 36m<sup>2</sup> with fully equipped kitchen, shower room (PRM access) and a private, secure parking space

1 flat of 38m<sup>2</sup> with fully equipped kitchen and shower room

- On the 1st floor:

1 flat of 73m<sup>2</sup> with 2 bedrooms, 2 shower rooms and fully equipped kitchen

- 2nd floor:

1 duplex apartment of 43m<sup>2</sup> with fully equipped kitchen and shower room

1 duplex apartment of 45m<sup>2</sup> with fully-equipped kitchen and shower room. This duplex communicates with an 18m<sup>2</sup> bedroom with shower room, which can be rented with the duplex or on its own.

This property represents much more than just an investment. It's a rare opportunity to acquire an exceptional property, where the marriage between the charm of the past and modern comfort is perfectly achieved, at the crossroads of comfort, luxury and authenticity.

Complete 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>

## NOTES