



Angouleme, A



Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Listing details

Property for:	Sale
Price:	USD 339,306.21

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Angoulême
ZIP code:	16000
Posted:	Apr 30, 2025

Description:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

Coup de coeur : Angouleme, dans secteur calme, a 2 pas de plateau, tres belle maison de ville de 189m2 sur 2 niveaux avec garage, stationnement, terrasse et jardin. Elle se compose d'une belle entree desservant un sejour double de 40m2, une cuisine equipee avec acces directe sur la terrasse, un salon, une chambre de 18m2 et une SDB de 7,25 m2 (avec bain, douche et WC). En rez-de-jardin : Un salon de 27m2 avec poele a granules, un espace bureau de 11m2 permettant l'accès a une chambre de 14,50 m2 avec lavabo, une autre chambre de 14,65m2 avec une salle d'eau de 2,40m2, une buanderie, un WC, un



garage de 30m2 et une piece de stockage de 8m2. Grenier amenable : possibilite de faire 2 grandes chambres et une salle d'eau (Velux installes et arrivees d'eau et d'electricite realisees) Chauffage central gaz de ville (chaudiere neuve). Huisseries, toiture et isolation refaits en 2018-2019. Volets roulants electriques. Joli jardin arbore. Fibre. Tout a l'egout.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Common

Lot Size: 600 sq m



Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.887.883

