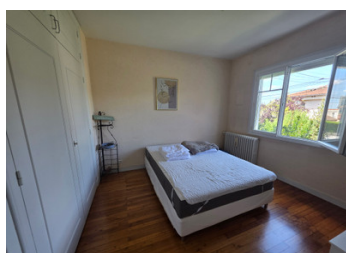
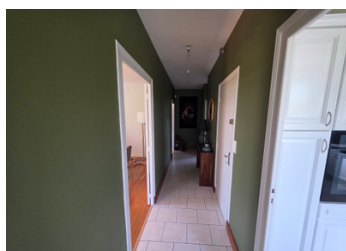


Pretty house, 3 bedrooms, garden and garage, close to all amenities



INFORMATION

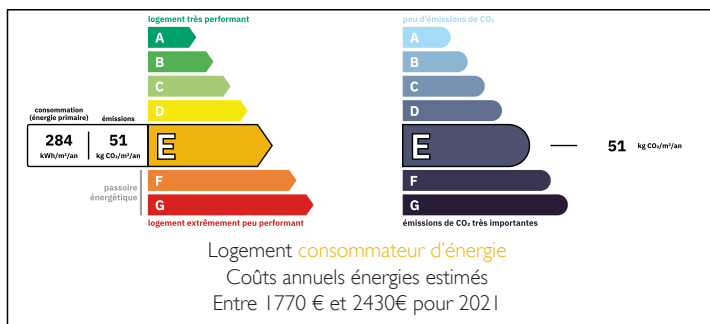
Town:	Soyaux
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	417 m2



IN BRIEF

Bright, well-maintained town house comprising: entrance hall, living room, kitchen, 2 bedrooms, shower room, wc. Basement on garden level comprising: bedroom, summer kitchen/utility room, cellar, garage). Landscaped, enclosed garden. All amenities within walking distance.

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 house is composed of :

- ENTRANCE: 8 m2
- LIVING ROOM with parquet flooring: 25 m2
- Fitted KITCHEN: 10m2
- BEDROOM 1: 15m2
- BEDROOM 2 with cupboard: 11.5m2
- BATHROOM: 5m2
- WC



Finished BASEMENT :

- BEDROOM: 14m2 with independent access to the garden
- Summer kitchen / utility room: 27m2
- Cellar: 12.5m2 + Cellar
- Garage: 20m2

LOCAL TAXES

Taxe foncière: 1475 EUR

Pretty, landscaped, enclosed garden, 2 minutes' walk from amenities, buses, schools, etc. close to Angoulême town centre and shopping area.

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

NOTES