LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36167CAC16 Price: 159 900 EUR

agency fees to be paid by the seller

1970s house with basement, featuring a living room, kitchen, 5 bedrooms, 2 bathrooms, garage, and garden.















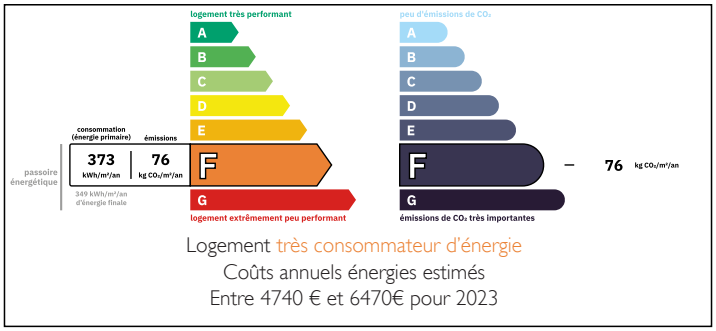
INFORMATION

Town:	Soyaux
Department:	Charente
Bed:	5
Bath:	2
Floor:	151 m2
Plot Size:	489 m2

IN BRIEF

Close to local shops, with a bus stop right at the doorstep and less than 10 minutes from downtown Angoulême, this spacious home is ideal for a large family, a blended family, or a self-employed professional.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4740 € et 6470€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

On the ground floor, with a ceiling height of 2.5 meters, you'll find a 7.6 m² entrance hall, two bedrooms (9.45 m² and 12 m²), an 8.4 m² office, and a 3 m² shower room with toilet. This level also includes a spacious 51 m² garage.
Upstairs features a bright and airy 27 m² living room with original mosaic parquet flooring and a large balcony, a 15 m² kitchen, one 12.4 m² bedroom, two additional bedrooms of 13.5 m² each, a 6 m² bathroom, and a separate 3 m² toilet.
The property sits on a fully enclosed plot of land.
Come and visit — imagine your new life in this home full of potential!

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

LOCAL TAXES

Taxe foncière:	**2348 EUR**

NOTES

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