

Family home in a sought-after residential area, close to all amenities



INFORMATION

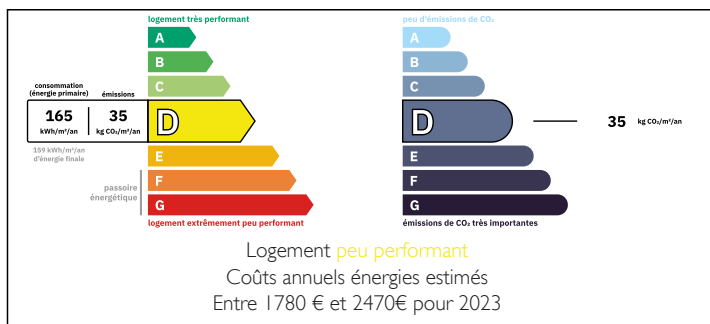
Town:	Soyaux
Department:	Charente
Bed:	4
Bath:	2
Floor:	119 m ²
Plot Size:	611 m ²

IN BRIEF

119 m² house with 4 bedrooms, 2 bathrooms, garden, garage, perfect for a family.

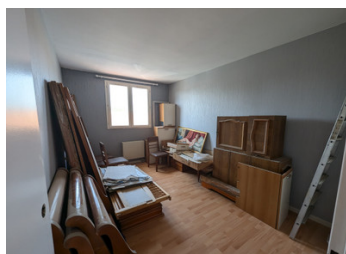


ENERGY - DPE



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

A covered porch leads to the entrance of this house built in the 1980s. On the first floor, you'll find a beautiful 36 m² living room with a wood-burning stove, opening onto a terrace that's not overlooked. The 10 m² kitchen opens onto the living room via a bar.

On this level, you'll also find a toilet with a washbasin and direct access to the garage, at the back of which is the laundry room.

Upstairs, 4 bedrooms complete this functional layout.

The 16 m² master suite has its own bathroom with WC, but a second bathroom with WC is also available for the other 3 bedrooms (9.6 m², 11 m², and 12 m²). All bedrooms have fitted closets (plus 2 more on the landing).

This house is ideally located in a quiet neighborhood, with all shops, schools, a college, and medical care within a radius of less than 2 km.

Don't hesitate to come and visit!

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

LOCAL TAXES

Taxe foncière: 2100 EUR

Taxe habitation: EUR

NOTES