

## 1950s house completely renovated with timber-frame extension



## INFORMATION

Town:	Soyaux
Department:	Charente
Bed:	4
Bath:	2
Floor:	166 m2
Plot Size:	633 m2



## IN BRIEF

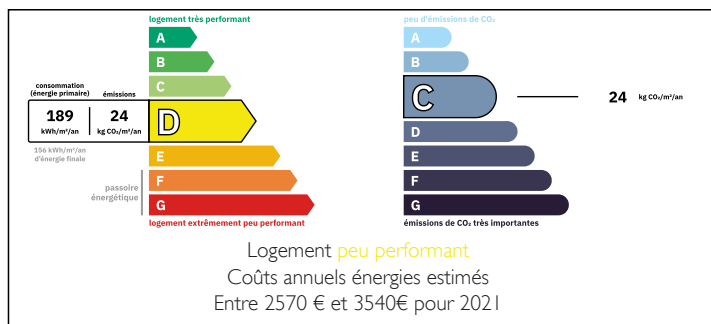
Family home with a large living room, 4 bedrooms, and 2 bathrooms, close to all amenities.

Quiet setting.

Garden, garage, and swimming pool.



## ENERGY - DPE



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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 charming 1950s house offers 166 m<sup>2</sup> of living space and is ideal for a family. It has been tastefully renovated, retaining period features such as parquet floors, fireplaces, and a charming staircase.

On the first level, you enter a large entrance hall leading to a spacious 13 m<sup>2</sup> master bedroom with a 6 m<sup>2</sup> dressing room and a second 10.5 m<sup>2</sup> bedroom. This level also features a beautiful 10 m<sup>2</sup> bathroom with a large window and a toilet.

At the rear of the house, there is a 12.5 m<sup>2</sup> fitted and equipped kitchen opening onto the 20 m<sup>2</sup> living room, created in the timber-framed extension completed in 2010, with a large bay window overlooking the terrace, the swimming pool, and the charming garden, as well as the 19 m<sup>2</sup> dining room. A 12 m<sup>2</sup> office completes the layout of this level.

You then have the choice of taking one of the two staircases to descend to the lower level, where you'll find two additional bedrooms of 15 and 22 m<sup>2</sup> and a 5.5 m<sup>2</sup> bathroom with a toilet.

Finally, for convenience, you also have access to a garage, a laundry room, and a workshop.

This house also features an electric gate for easy parking on a street where free parking is readily available.

Small shops are 300 m away, while supermarkets, schools, colleges, and a clinical center are less than 2 km away. Angoulême city center is less than 10 minutes away.

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Information about risks to which this property is exposed is...

## LOCAL TAXES

Taxe foncière: 2882 EUR

Taxe habitation: EUR

## NOTES