

Single-story townhouse with 5 bedrooms, small outdoor area and carport

EXCLUSIVE



## INFORMATION

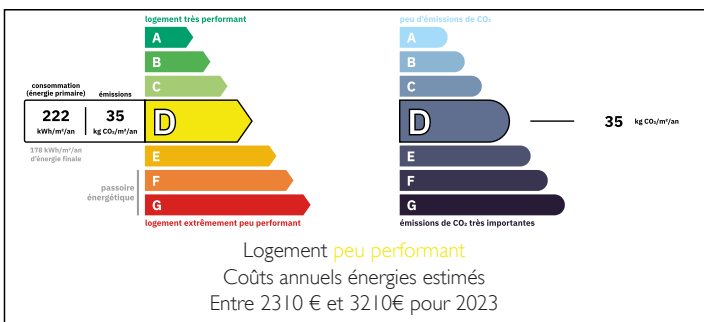
|             |                    |
|-------------|--------------------|
| Town:       | Soyaux             |
| Department: | Charente           |
| Bed:        | 5                  |
| Bath:       | 1                  |
| Floor:      | 117 m <sup>2</sup> |
| Plot Size:  | 297 m <sup>2</sup> |



## IN BRIEF

This 117 m<sup>2</sup> single-story house is perfect for a family. It features 5 bedrooms (including 4 on the ground floor) and a spacious living room opening onto a charming garden. Shops and amenities are nearby!

## 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

You enter a beautiful kitchen of approximately 14.5 m<sup>2</sup>, fully fitted and equipped. A small hallway leads you to a spacious 32 m<sup>2</sup> living room with antique parquet flooring, opening directly onto the garden.

On this same level, you have four bedrooms ranging from 9.1 m<sup>2</sup> to 10.5 m<sup>2</sup>, a beautiful 6.45 m<sup>2</sup> shower room with double sinks, a separate toilet, and a small storage room connecting to the garage.

The beautiful antique staircase from the kitchen leads you under the roof to a beautiful 12.9 m<sup>2</sup> Carrez Law bedroom (30.1 m<sup>2</sup> floor area).

This house has mains drainage, a recent gas boiler, and reversible air conditioning.

The frames are PVC double-glazed tilt-and-turn windows and have roller shutters, but the wooden shutters have been retained.

The bus stop is 10 meters from the house, and local shops are less than 300 meters away!

It's just waiting for you and your personal touch of decoration!

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

## LOCAL TAXES

Taxe foncière: 1752 EUR

## NOTES