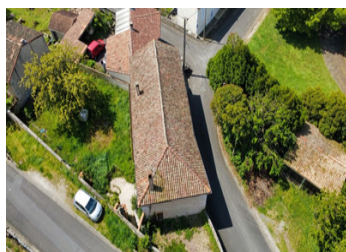
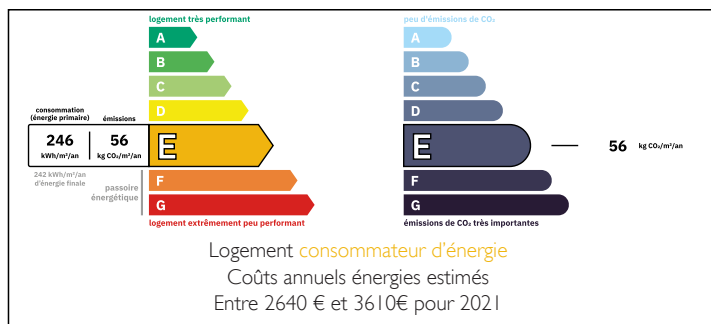


Building comprising a house and an apartment located between city and countryside



ENERGY - DPE



INFORMATION

Town:	Soyaux
Department:	Charente
Bed:	7
Bath:	3
Floor:	244 m ²
Plot Size:	642 m ²

IN BRIEF

Building with dwelling house and apartment in souplex

Located in a quiet, pleasant environment, close to the Charente and all amenities.

This building consists of two separate lots offering multiple possibilities.

It includes a bright and functional dwelling house, ideal for a family main residence, it nevertheless requires a complete refresh in order to be up to date again. It is completed by a 260m² garden, a 32m² terrace and a double garage on a plot of 350m².

In souplex a renovated apartment with independent entrance, perfect for a rental project, a complementary activity or housing allowing to carry out the work in the main house while staying on site.

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 property breaks down as follows:

Main house:

Ground floor:

Kitchen --> 16m²

Living room --> 62m²

Desk --> 6.3m²

Bathroom --> 3m²

WC --> 1m²

1st floor:

Corridor --> 5.1m²

Room 1 --> 20m²

Room 2 --> 13.2m²

Room 3 --> 13.6m²

Room 4 --> 15.5m²

Floor --> 11m²

Bathroom --> 4m²

Apartment:

Kitchen / living room --> 39m²

Room 1 --> 12.6m²

Room 2 --> 11.1m²

Bathroom + WC --> 4.75m²

Clearance --> 6.6m²

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

LOCAL TAXES

Taxe foncière: 3138 EUR

Taxe habitation: EUR

NOTES