

Beautiful views for this property situated on a quiet street just 5 minutes from the centre of Angoulême



INFORMATION

Town:	Soyaux
Department:	Charente
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	593 m2

IN BRIEF

Set on a quiet street in Soyaux, a sought-after suburb of the popular city of Angoulême with shops and amenities all within walking distance and the city centre just a 5 minute drive or bus ride away, the uniqueness of this lovely property lies in its stunning views over the valley which give it a real sense of countryside living.

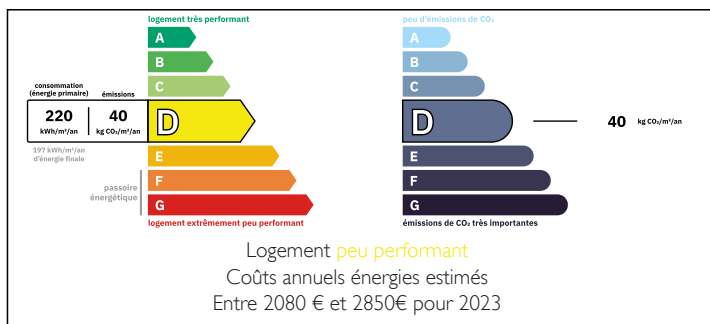
The house, built in the 1960s, is comprised of a large living room with a balcony enjoying the gorgeous views, a separate kitchen, 3 bedrooms, a shower room and a WC on the ground floor.

The basement is comprised of a laundry / boiler room, an office, the fourth bedroom, a shower room, wine cellar and a large garage too.

The property benefits from gas central heating and mains drainage.



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

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The pretty garden includes a terrace, lawned areas and even a small gate allowing the owners to enjoy lovely walks through the valley. The perfect mix between city living with a countryside feel.

Dimensions :

Ground Floor - Hallway 10,28m²
 Ground Floor - WC 1,32m²
 Ground Floor- Kitchen 11,18m²
 Ground Floor- Lounge / Diner 32,53m²
 Ground Floor - Bedroom 12,25m²
 Ground Floor - Bedroom 14,62m²
 Ground Floor - Bedroom 12,87m²
 Ground Floor - Shower Room 5,32m²

Basement - Laundry Room / Boiler Room 13m²
 Basement - Office 13m²
 Basement - Bedroom 11m²
 Basement - Shower Room 3m²
 Basement - Garage 37m²
 Basement - Wine Cellar 9m²

LOCAL TAXES

Taxe foncière: 2030 EUR

NOTES