

Large family home offering various possibilities - close to the centre of Angoulême



INFORMATION

Town:	Soyaux
Department:	Charente
Bed:	3
Bath:	2
Floor:	154 m ²
Plot Size:	648 m ²

IN BRIEF

Ideally located in Soyaux, just minutes from Angoulême and within easy reach of shops, services and everyday amenities, this two-storey house offers generous living space and plenty of potential.

The ground floor comprises a living area, a bright bedroom with wooden flooring and two windows, a fitted kitchen and a shower room. A spacious 37 m² garage with two separate access points provides excellent parking and storage space.

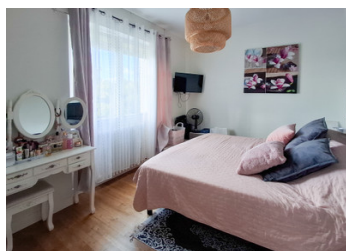
Upstairs are two further bedrooms, an equipped kitchen and an impressive 35 m² living room opening onto a balcony on one side and a terrace on the other.

Outside, the fully enclosed garden with gated access offers a private and pleasant setting.

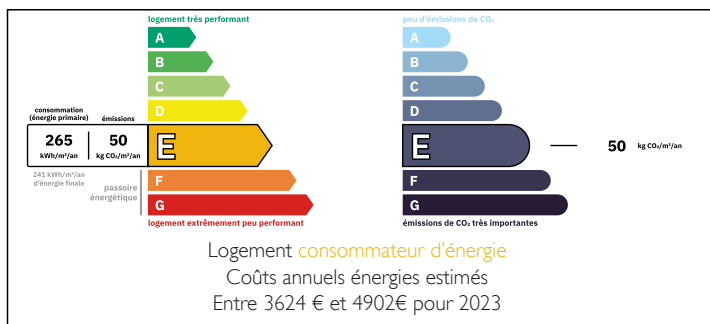
A versatile property in a convenient location,

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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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 2248 EUR

NOTES

DESCRIPTION

Located in Soyaux, just a short distance from Angoulême, this two-storey house offers generous living spaces, a large garage and a fully enclosed garden.

On the ground floor, the entrance opens into a welcoming living area. This level also features a spacious bedroom with wooden flooring and two windows, providing plenty of natural light. A fitted kitchen and shower room complete the ground-floor accommodation.

Room Sizes :

A major asset of the property is the large 37 m² garage, which benefits from two separate access points and offers excellent space for parking, storage or a workshop.

Upstairs, you will find two additional bedrooms and a fully equipped kitchen. The highlight of this floor is the impressive 35 m² living room, opening onto a balcony on one side and a terrace on the other – ideal for enjoying the outdoors throughout the day.

Outside, the property benefits from a fully enclosed garden with gated access, providing privacy and a pleasant outdoor space.

With its generous proportions, versatile layout and convenient location close to Angoulême, this property offers plenty of potential as a family home or for a project requiring separate living spaces.

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