

Single storey house with 3 beautiful bedrooms in a quiet environment, close to shops and schools.



INFORMATION

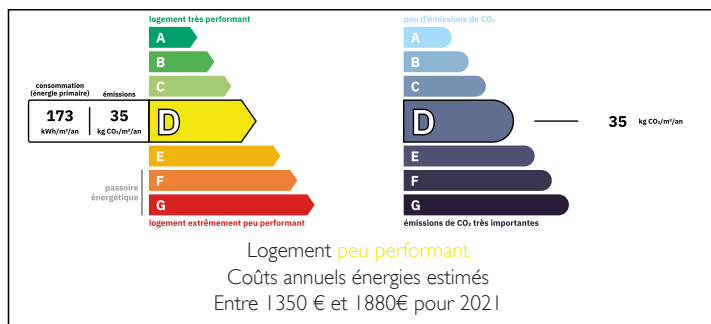
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	452 m2



IN BRIEF

In Soyaux, but on the edge of Angoulême and a few minutes from the center, this house is nevertheless located in a wooded and very quiet environment. This single-storey house from 2001 has 3 good sized bedrooms and a large living room. You will also find a garden, a terrace and a garage.

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

It consists of:

- a large entrance with distribution corridor of 11 m²
- a bright living room of 30 m²
- an equipped kitchen of 12 m²
- 3 bedrooms of approximately 13 m² each, one of which has a closet
- a 6.5 m² bathroom with bathtub, shower and double sink
- toilets of 1.7 m² with window
- a 4.6 m² storeroom leading to the garage
- a 35 m² garage with 2 windows, allowing possible conversion.

All the frames are in double-glazed PVC with wooden shutters. The living rooms are tiled while the bedroom floors are laminate parquet. The heating is gas heating and the house has mains drainage.

Small shops (bakery, pharmacy, caterer, etc.) and nursery and primary schools less than one km from the house.

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

LOCAL TAXES

Taxe foncière: 1806 EUR

Taxe habitation: EUR

NOTES