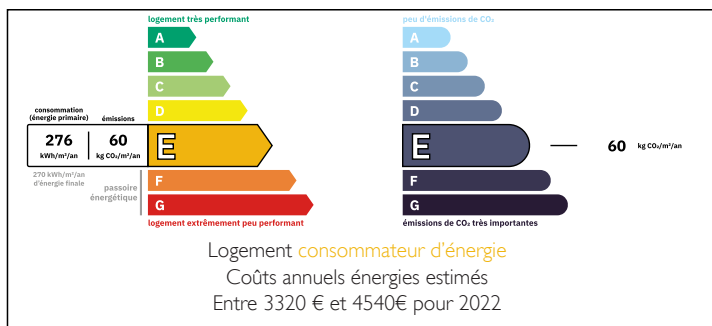


UNDER OFFER - Beautiful 1960s Family Home in an Exceptional Setting



ENERGY - DPE



INFORMATION

Town:	Soyaux
Department:	Charente
Bed:	4
Bath:	1
Floor:	151 m2
Plot Size:	683 m2

IN BRIEF

Ideally located, this bright home with its 4 bedrooms and spacious living room has great potential to become the perfect family home.

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

Imagine living just a 5-minute walk from local shops, with all other amenities—schools, middle schools, supermarkets, medical practices—within a 2 km radius.

You enter this home, located in a quiet residential neighborhood, through a small front garden. The main entrance leads to an 11.4 m² kitchen, which connects directly to a 21 m² garage. Next, you'll find a beautiful and bright 25 m² living room. From here, step out onto the balcony and enjoy a breathtaking view over the Anguienne Valley—complete immersion in nature.

Downstairs, on the garden level, you'll find three lovely bedrooms (12.3 m², 13.5 m², and 16.2 m²), along with a 5.6 m² laundry room, a 6.75 m² bathroom, and a separate toilet. The attic, which has been partially converted, offers the potential to create a spacious master suite with an en-suite bathroom.

Some updates are needed, including electrical compliance work, insulation improvements, and aesthetic renovations. However, the windows have all been recently replaced, and the gas boiler was installed in 2022.

Don't miss the chance to visit this charming home full of potential!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES