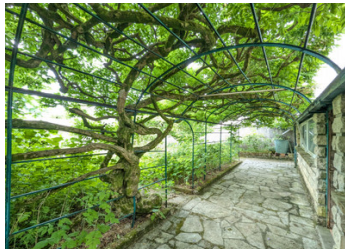


Charming 1950s house with 4 bedrooms, a garage, and a lush garden



INFORMATION

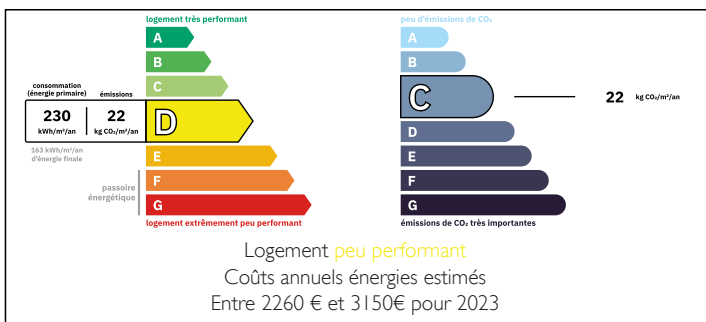
Town:	Soyaux
Department:	Charente
Bed:	4
Bath:	1
Floor:	131 m2
Plot Size:	716 m2



IN BRIEF

This house, located near schools and shops, is perfect for a family.

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

You'll enjoy a front garden in front of the house, where you can park a vehicle and where a charming fish pond adds a touch of serenity.

A flight of steps leads you to the main level of this elevated home, built above a spacious basement that spans the entire surface area of the house. Here, you can park a car, store equipment, or consider additional development.

The upper level offers beautiful rooms, most of which feature original hardwood floors and a generous ceiling height of 2.68 meters (8.8 ft). Facing the front, you'll find two lovely bedrooms, each over 13 m² (140 sq ft), a bright 29 m² (312 sq ft) living-dining room, a 14 m² (150 sq ft) kitchen, a 5 m² (54 sq ft) shower room, and a separate WC.

The dining room and the kitchen extend into a large 14 m² (150 sq ft) veranda overlooking the garden and, most notably, a magnificent wisteria that covers the pergola running along the entire rear façade of the house.

On the upper floor, a spacious 8 m² (86 sq ft) landing with a large built-in closet leads to two more beautiful bedrooms, each over 16 m² (172 sq ft). A 3.7 m² (40 sq ft) half-bathroom could easily be converted into a shower room.

This home has a D energy rating and has benefited from recent upgrades: all windows and doors were replaced in 2024, the gas boiler was installed in 2021, the electrical system was secured...

LOCAL TAXES

Taxe foncière: 2003 EUR

Taxe habitation: EUR

NOTES