

Large house of 195m2 with a garden of 100m2 in a quiet street.



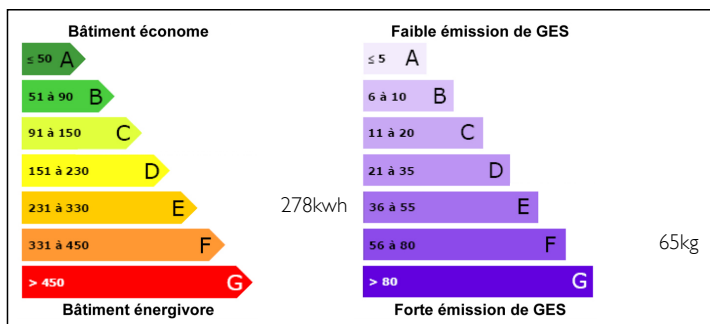
INFORMATION

Town:	Soyaux
Department:	Charente
Bed:	4
Bath:	1
Floor:	195 m2
Plot Size:	259 m2

IN BRIEF

Come and visit this house located in a quiet street, close to all amenities, consisting of a large living/dining room, 4 bedrooms, kitchen, shower room, toilet, 2 offices. Garden and 3 garages.

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

On the ground floor you will find 3 garages of 40, 28 and 18 m² and a former professional office (to renovate) of 4 rooms with a total surface of 82 m² with water point.

The external staircase leads to a terrace of about 10m² next to the front door of the first floor. This level consists of an entrance hall with cupboard of 6m², a large living room of 38m², kitchen of 10m², 3 bedrooms of 10m², a shower room of 4m² and a toilet.

This house needs an update and has good potential. A renovation project has been created by an interior designer to transform the house into a home and a rental part (see project in photos)
Come visit and realise your dreams.

LOCAL TAXES

Taxe foncière: 1561 EUR

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

NOTES