

House from the 60s to renovate in a quiet and pleasant environment, 5 minutes from Angoulême city center

## EXCLUSIVE

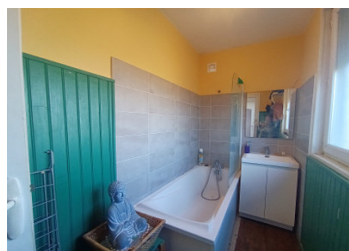


## INFORMATION

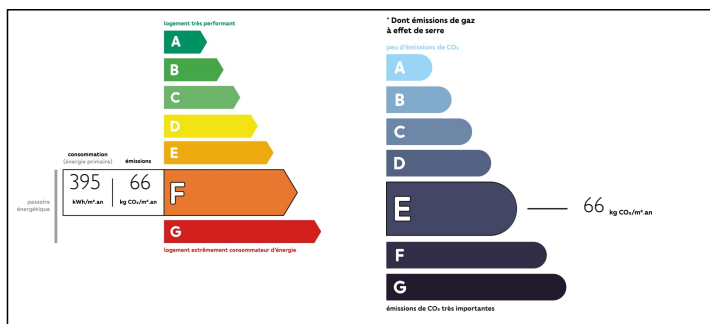
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	519 m2

## IN BRIEF

In Soyaux, a stone's throw from the Anguienne valley, after some renovation work, this 3-bedroom house is ideal for a family (schools nearby and bus stop in front of the house).

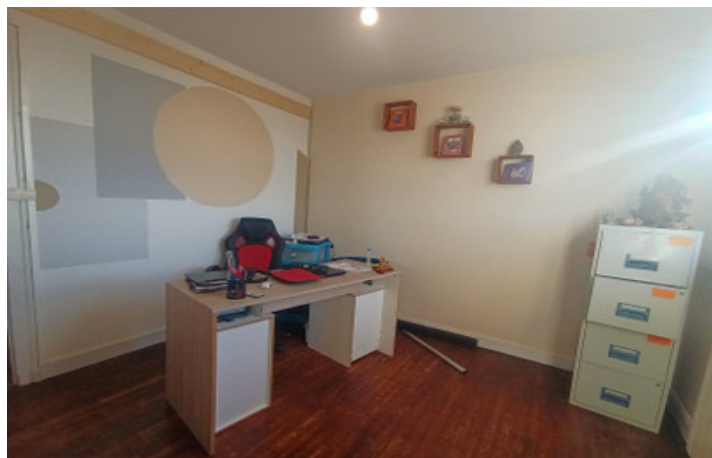


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1263 EUR**

## NOTES

## DESCRIPTION

This house is composed, on the ground floor, of a kitchen of 13.5 m<sup>2</sup> opening onto a small veranda of 4.7 m<sup>2</sup> serving as a scullery, a living room of 25.5 m<sup>2</sup> with a closed fireplace, a toilet and a garage of 17 m<sup>2</sup>.

Upstairs, a landing with cupboards leads to a bathroom of 4.2 m<sup>2</sup>, 3 bedrooms of 9, 10.9 and 11.2 m<sup>2</sup>, 2 of them have cupboards.

At the back of the house, you have a pleasant garden not overlooked with a small lean-to.

Some frames are recent (double-glazed PVC, tilt-and-turn window in the bathroom), others need to be changed.

An audit was carried out and defined different work scenarios necessary for the energy improvement of this home.

The entire floor is parquet.

The house is connected to mains drainage and town gas for heating.

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