



## Detached Villa with Mature Garden and Open View



### Στοιχεία μεσίτη

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Όνομα εταιρείας:	Cle France Ltd
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Experience since:	
Τύπος υπηρεσίας:	Selling a Property
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 327,067.48

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Soyaux
Ταχυδρομικός κωδικός:	16800
Δημοσιεύθηκε:	20/02/2026

### Περιγραφή:

Very pretty single-storey house on a full basement, with an exceptional view. Located in a quiet and pleasant environment, in the immediate vicinity of shops, the Soyaux clinical centre and the town centre of Angouleme, this perfectly maintained house, built in 2005, offers 125 m2 of living space on a 900 m2 enclosed plot with a magnificent unobstructed view.

The house comprises: An entrance hall; A spacious 39 m2 living room, bathed in natural light thanks to its large bay windows, featuring a fireplace with an insert and offering exceptional views; A 15 m2 fitted kitchen, open to the living room. A large 7.20 m2 pantry with built-in storage; A hallway with a built-in wardrobe; A WC with a washbasin. Three good-sized bedrooms: 19.15 m2 with a built-in wardrobe, 12.25 m2 with a built-in wardrobe, and 11.60 m2; A shower room.

The 138 m2 full basement includes: A summer kitchen & WC.

Ample parking for at least four vehicles.

Features and equipment: Gas central underfloor heating; Recent boiler (2022); PVC and aluminum



windows and doors.

Enclosed garden; Quality construction; Well-maintained exterior.

A very pleasant and bright house to live in, with generous proportions, offering a privileged setting while benefiting from proximity to amenities and quick access to various shops.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Μέγεθος αυλής:	944 τ.μ

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Ναί
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.199.001
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