



## Apartment Nestled in a Quiet Sector



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | David Evans   |
| Nom de compagnie: | Cle France Ltd  |
| Pays:             | Royaume-Uni   |
| Expérience since: |   |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Téléphone:        | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Site web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Vendre        |
| Prix:        | USD 97,965.35 |

### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Soyaux             |
| Indicatif régional:   | 16800              |
| Soumis:               | 07/10/2024         |

### Description:

Nestled in a quiet and privileged area, on the 1st floor of a building with very healthy co-ownership, beautiful apartment of 66m<sup>2</sup> of living space with garage (closed individual box), cellar and balcony. The apartment opens onto an entrance with large cupboards and hallway. The living room is very bright with its bay window and balcony with unobstructed view without any nuisance. Fitted and equipped kitchen with large adjoining pantry, two beautiful bedrooms, one with French window, bathroom with separate toilet.

Almost new boiler, good energy performance and quality environment complete the services of this apartment.

Apologies for the For Sale 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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

### **Commun**

Chambres: 2

Salle de bains: 1

### **Lease terms**

Date Available:

### **Contact information**



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