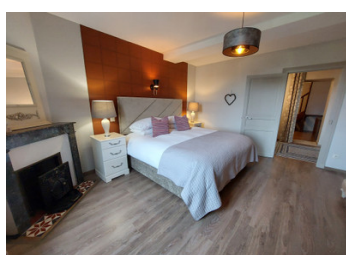
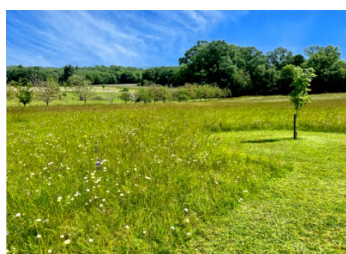


Nice village property with 4 bedrooms, office, swimming pool, garages and 2 hectares, 25 min from Angoulême



## INFORMATION

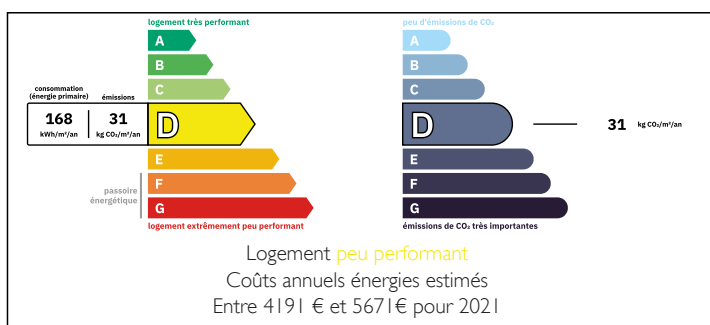
Town:	Villebois-Lavalette
Department:	Charente
Bed:	4
Bath:	3
Floor:	250 m2
Plot Size:	21308 m2



## IN BRIEF

Beautiful and quiet situation for this spacious property located at 25min from Angoulême and 10 min from the Dordogne. It consists of a magnificent stone house with fitted kitchen, living / dining room, 4 bedrooms, office, veranda, attic to finish converting, large garages, small outbuilding, swimming pool with a beautiful views over the countryside, 2 hectares entirely enclosed.

## 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

Beautiful property located in a village 5 kms from Villebois Lavalette on a plot of about 2 hectares.

Imagine this: You land in France, turn the key, and your new life starts immediately.

This exceptional 4-bedroom, 3-bathroom home sits in complete privacy on 5 acres just outside Ronsenac village. Recently renovated to a high standard and can be sold fully furnished, it's ready for you to move in tomorrow!

The house – 250m<sup>2</sup> of modern comfort with French character

- Bright, open-plan flexible living/dining room with log burner + patio doors to outside garden & terrace

- Chef's kitchen with all appliances, island, and space to entertain and dine

- 4 generous double bedrooms, including master suite with ensuite and dressing room

- 3 bathrooms in total – rare for Charente and perfect for families/guests

- Attic ready for conversion to further bedrooms / office / playroom and a wine cellar

- Separate office and a cosy library / reading room

- New conservatory with views out towards the grounds

- Central heating, double glazing throughout, house alarm & water filter system

- High-speed fibre internet

## LOCAL TAXES

**Taxe foncière: 1 600 EUR**

**Taxe habitation: EUR**

## NOTES