

Pretty house with outbuildings and garden, ideally located in the village of Villebois-Lavalette.



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Villebois-Lavalette |
| Department: | Charente            |
| Bed:        | 7                   |
| Bath:       | 2                   |
| Floor:      | 330 m2              |
| Plot Size:  | 450 m2              |

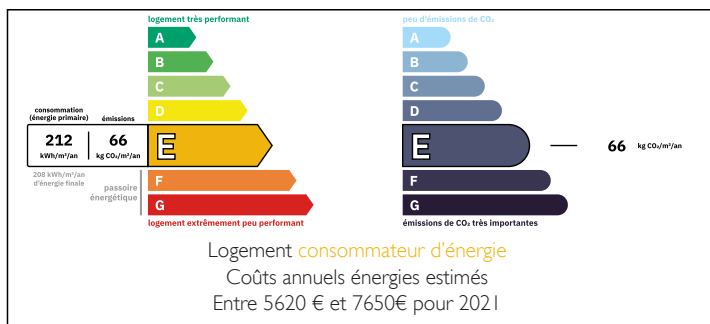


## IN BRIEF

Nice location with proximity to all shops, for this pretty village property on three levels, of about 330m2 with large garage. It also offers a pretty garden of almost 450m<sup>2</sup> at the back, as well as another garage and a small outbuilding.



## 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

In the village of VILLEBOIS-LAVALLETTE, this house offers superb volumes and a beautiful character. There is :

On the ground floor :

ENTRANCE 15m<sup>2</sup>

OFFICE 1: 14m<sup>2</sup>

OFFICE 2: 25m<sup>2</sup>

OFFICE 3: 12.5m<sup>2</sup>

OFFICE 4: 11m<sup>2</sup>

OFFICE 5: 18m<sup>2</sup>

GARAGE / 45m<sup>2</sup>

First floor:

Large LANDING 15m<sup>2</sup>

LIVING ROOM 42m<sup>2</sup>

KITCHEN 15m<sup>2</sup>

BEDROOM 1 with bathroom: 19m<sup>2</sup>

BEDROOM 2: 16m<sup>2</sup>

BEDROOM 3: 14m<sup>2</sup>

BEDROOM 4: 12m<sup>2</sup>

BATHROOM 7m<sup>2</sup>

WC

On the second floor:

BEDROOM 5: 19m<sup>2</sup>

BEDROOM 6: 17m<sup>2</sup>

BEDROOM 7: 24m<sup>2</sup>

At the back :

Pretty garden of almost 450m<sup>2</sup> with access to a small outbuilding and a second garage.

All amenities on walking distance (schools, shops, buses, etc.).

Oil heating. Main drains.

ANGOULEME at 23km and 5 min from the Dordogne

Information about risks to which this property is

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