

Charentaise, 4 bedrooms, new roof, outbuildings, large enclosed garden



INFORMATION

Town:	Villiers-le-Roux
Department:	Charente
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	9274 m2



IN BRIEF

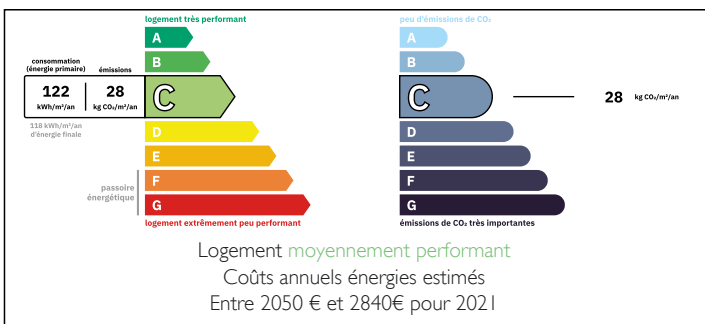
An opportunity not to be missed!

This magnificent Charentaise, ideally located just 5 minutes from Villefagnan and 10 minutes from Ruffec and its amenities, will win you over with its generous volumes and its vast enclosed grounds. The ground floor features a large, cosy living room with fireplace, a separate kitchen, two bedrooms and a bathroom. Upstairs, two further bright bedrooms await you, along with a shower room, dressing room and attic space.

Large outbuildings and a workshop complete this beautiful ensemble, all nestled in more than 9,274 m² of greenery, perfect for creating a superb vegetable garden or taking full advantage of nature.

This property combines charm and potential, offering a peaceful and authentic living environment. Contact us without delay to arrange a viewing and

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

This house is composed as follows

Living room/dining room: 42.00m²

Closed kitchen: 18.60m²

Storeroom: 7.00m²

Hallway: 13.40m²

Bedroom 1 on the ground floor: 13.31m

Bedroom 2 on the ground floor: 12.90m²

Bathroom: 8.64m² double washbasin, bath, shower, bidet

WC: 1.64m²

First floor:

Landing + hallway: 10.20m²

Bedroom 3: 12.53m²

Bedroom 4: 12.96m²

Shower room: 4.72m²

WC: 2.05m²

Dressing room: 11.60m²

Convertible attic: 65.30m²

Outbuildings:

Garage: 24m²

Shed 1: 94m²

Shed 2: 60m²

LOCAL TAXES

Taxe foncière: 1264 EUR

Taxe habitation: EUR

NOTES