

Spacious Village House situated 2 km from Villebois Lavalette



INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	5
Bath:	1
Floor:	189 m ²
Plot Size:	522 m ²

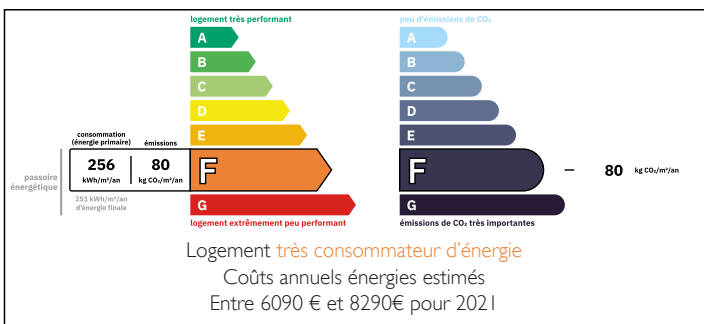


IN BRIEF

Character Village House dating back to 1900, situated 2km from Villebois Lavalette and 25km from Angouleme. Offering 189m² of living space on 3 levels and a garden with terrace. All the rooms are light and spacious, including a large living room and 5 double bedrooms.

Plenty of accommodation for a large family, with a local elementary school and school transport from the village.

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

Entrance hall opening onto double living room.
WC and large airing cupboard
Spacious Kitchen/Dining room, with door to terrace and garden
Cellar and 'vide sanitaire'.
On the 1st and 2nd floors there are 6 large rooms, featuring original floorboards and exposed beams, with full height ceilings.

Outside features include a stone bbq, a terrace and a mature olive tree. There's a bigger plot to the back, laid to lawn and bordered by woods.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1330 EUR

NOTES