

Ref: A34402ET16 Price: 379 950 EUR

agency fees included: 6 % TTC to be paid by the buyer (360 000 EUR without fees)

Impressive, Spacious Town House, with 4/5 Bedrooms. Large rear garden with garage and barn. Central position



INFORMATION

Town: Villebois-Lavalette

Department: Charente

Bed: 4

Bath: 3

Floor: 239 m² Plot Size: 1404 m²













IN BRIEF

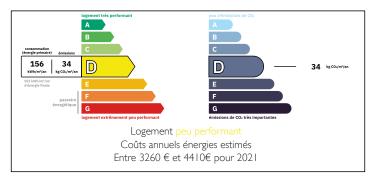
Set in the famous village centre of Villebois Lavalette. This is a well presented spacious town house with the added benefit of a large garden with large garage and large store. Once the old schoolhouse of the village it has been converted for more modern living. The rooms are spacious with the high ceilings one expects of these beautiful old stone buildings. A quaint Juiliette balcony to the front adds to the charm. 4 execeptional bedrooms, (2 ensuite x Jack and |ill) . There is a further well presented shower room and wc on the ground floor by the laundry area.

This is an exceptional property in one of the sought after villages of the South Charente.

For either permanent living or holiday house, this property is a must to see.

Angouleme, the principal town of the Charente...

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.



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LOCAL TAXES

Taxe foncière: 2300 EUR

Taxe habitation: EUR

DESCRIPTION

Entrance Hall 7.2m2

Kitchen 20m2

Sitting room 26m2

Dining Room 23m2

Laundry area with sink

Shower room and wc

Central heating boiler room

Door to rear garden area

1st floor

Access area to Juiliette Balcony 7m2

Bedroom I 20m2

Bedroom 2 22m2

Bedroom 3 23m2

Shared shower room wc 6m2 (Jack and Jill style bed

2 and 3)

Bedroom 4 6m2

Family shower room 5m2

Top floor

Wide landing 10m

attic space (approx 90m2) with one room 17 m2

arranged as a bedroom.

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

NOTES