

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

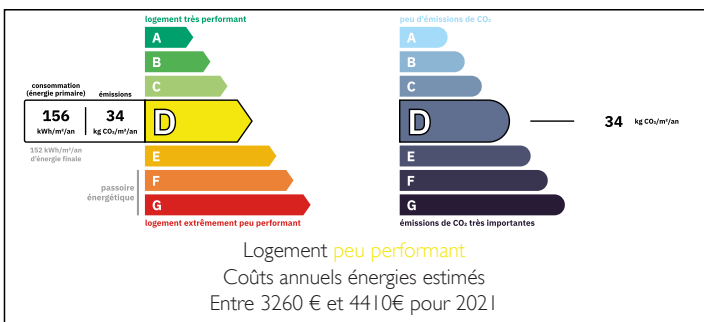
Set in the famous village centre of Villebois Lavalette. This is a well presented spacious town house with the added benefit of a large garden with large garage and large store. Once the old schoolhouse of the village it has been converted for more modern living. The rooms are spacious with the high ceilings one expects of these beautiful old stone buildings. A quaint Juliette balcony to the front adds to the charm. 4 exceptional bedrooms, (2 ensuite x Jack and Jill ) . 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.

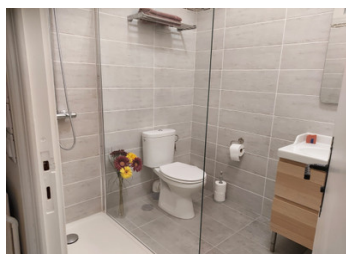
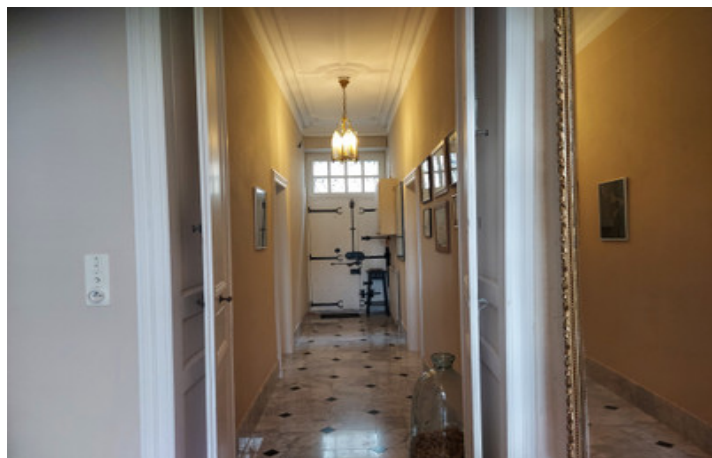
Angouleme , the principal town of the Charente...

## 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.



## DESCRIPTION

Entrance Hall 7.2m<sup>2</sup>  
Kitchen 20m<sup>2</sup>  
Sitting room 26m<sup>2</sup>  
Dining Room 23m<sup>2</sup>  
Laundry area with sink  
Shower room and wc  
Central heating boiler room  
Door to rear garden area  
1st floor  
Access area to Juliette Balcony 7m<sup>2</sup>  
Bedroom 1 20m<sup>2</sup>  
Bedroom 2 22m<sup>2</sup>  
Bedroom 3 23m<sup>2</sup>  
Shared shower room wc 6m<sup>2</sup> (Jack and Jill style bed  
2 and 3)  
Bedroom 4 6m<sup>2</sup>  
Family shower room 5m<sup>2</sup>  
Top floor  
Wide landing 10m  
attic space (approx 90m<sup>2</sup>) with one room 17 m<sup>2</sup>  
arranged as a bedroom.

## LOCAL TAXES

Taxe foncière: **2300 EUR**

Taxe habitation: **EUR**

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

## NOTES