

Large property comprising a main house of 250m plus gite and outbuildings on large wooded grounds.



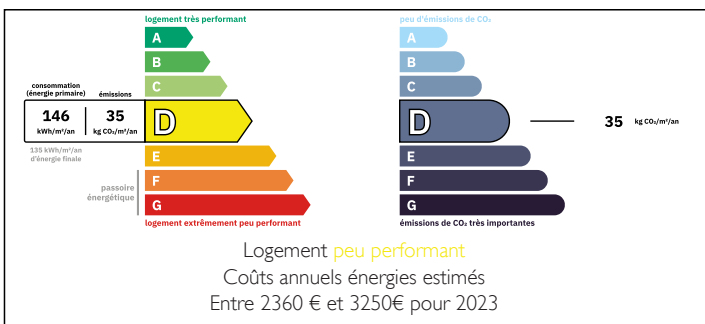
INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	7
Bath:	4
Floor:	380 m2
Plot Size:	58360 m2

IN BRIEF

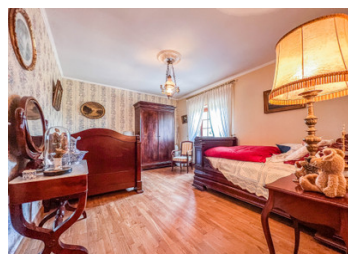
Located 5 minutes from Villebois Lavalette and 30 minutes from Angoulême's LGV train station, this property nestled in a green setting comprises a comfortable dwelling house, a large gite and numerous outbuildings including barns offering enormous storage potential, ideal for a professional activity.

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

The house comprises on the ground floor:

- Large entrance hall with cellar access and distribution corridor
- Dining kitchen (23m²) opening onto a bright loggia area and large south-facing terrace (56m²) with barbecue
- Living room (37m²) with wood-burning stove
- Study (14m²) opening onto terrace
- Large cellar with shower area
- WC

First floor:

- Bedroom (16m²) communicating with a second bedroom space (15m²) that can also be used as a large dressing room
- 2 other bedrooms (17 and 22m²)
- Large bathroom (15m²) with shower and bathtub
- WC

The 130m² gite comprises on the ground floor:

- Entrance opening onto a large covered terrace with bar area
- WC
- Boiler room with pool equipment room
- Living room (28m²) with fireplace insert
- Dining kitchen (23m²)
- Bedroom (11m²) plus shower room

First floor: :

- bedrooms: 9,5, 10 and 17m²
- Shower room
- WC

The fully enclosed pool area includes a 12 x 5.5 m swimming pool with new liner, and a covered pool house.

The outbuildings include a large barn (150m² floor area) with an upper floor, a 21m² wine storehouse, various pigsty-type buildings (80m² and 47m²) and a large open hangar (200m²) with office space and mezzanine areas.

LOCAL TAXES

Taxe habitation: EUR

NOTES