

Charming character property with swimming pool and pretty garden, in a quiet location.



## INFORMATION

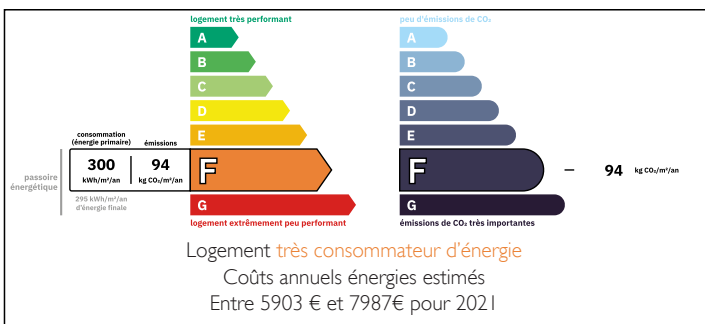
Town:	Villebois-Lavalette
Department:	Charente
Bed:	5
Bath:	2
Floor:	250 m <sup>2</sup>
Plot Size:	2800 m <sup>2</sup>



## IN BRIEF

Charming, spacious country property situated in a quiet hamlet, 30 minutes from Angoulême and 5 minutes from the Dordogne. It comprises a pretty stone house with kitchen opening onto a spacious living room, 5 bedrooms including a master suite, study, dressing room, mezzanine, outbuilding with bread oven, rainwater reservoir and well, swimming pool and pool house, beautiful landscaped garden, all amenities 10 minutes away.

## 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 main house comprises :

- a kitchen with lounge and dining room (magnificent fireplace with spit-turner) of approx. 90m<sup>2</sup>
- boiler/laundry room (with access to the garden): 30m<sup>2</sup>
- master suite (bathroom, wc, dressing room): 40m<sup>2</sup>
- wc
- shower room: 5m<sup>2</sup>
- bedroom: 10m<sup>2</sup>
- dressing room: 4m<sup>2</sup>
- a large room (2nd living room or workshop...) with fireplace (woodburner) and pretty terracotta floor tiles: 36m<sup>2</sup>
- first floor: attic bedroom: 22m<sup>2</sup> (loi carrez).
- above the kitchen a mezzanine of approx. 29m<sup>2</sup>
- workshop (can be used as a bedroom): 12m<sup>2</sup>
- a bedroom: 18m<sup>2</sup>.
- a cellar: 35m<sup>2</sup>
- bread oven outbuilding: 17m<sup>2</sup>
- well and rainwater reservoir
- pool house (with summer kitchen)
- swimming pool 5X10 (depth from 0.90 to 2.50m)

## LOCAL TAXES

**Taxe foncière: 1 690 EUR**

**Taxe habitation: EUR**

## NOTES

Very pretty, landscaped, enclosed garden with plenty of space.

Situated 10 minutes from Villebois Lavalette, 20 minutes from Aubeterre and 30 minutes from Angoulême.

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