

Pretty village house with large sunny garden ,views. and a garage.



INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	500 m2

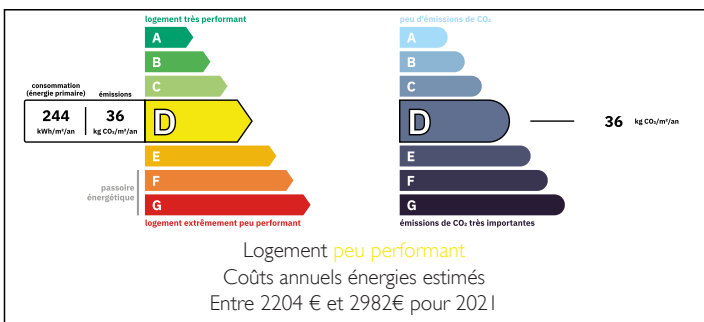


IN BRIEF

Compact village house, modernised, with private parking. The beautiful Chateau de Villebois overlooks this cute dwelling. Ideal property for rentals at present producing 7% yield. Fully fenced garden, various outbuildings. Close to supermarket, Restaurants, Dr, schools, a real French village with lots of life.

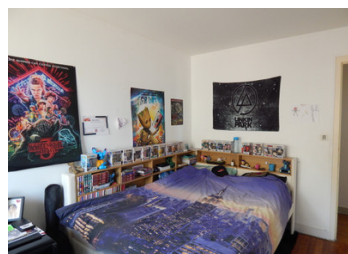


ENERGY - DPE



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

Centre Villebois Lavalette close to all shops and schools 3 bedroom house and garden with magnificent views of the countryside and Chateau. Ground floor: Kitchen, lounge/dining room with French windows opening onto the terrace and garden, large utility room. Chestnut staircase First floor: 3 large, bright bedrooms with chestnut parquet flooring. Bathroom and separate WC. Lots of cupboards. Large garden of approx. 500 m2 with small outbuilding and garage. Well with spring water. Superb views. Gas-fired central heating (possibility of having a wood-burning stove with flue in the living room and kitchen) Double-glazed windows throughout, bathroom and WC;

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

LOCAL TAXES

Taxe habitation: EUR

NOTES