

Quiet area for this spacious property with swimming pool on 1.6ha of land. 6km from VILLEBOIS-LAVALLETTE.



INFORMATION

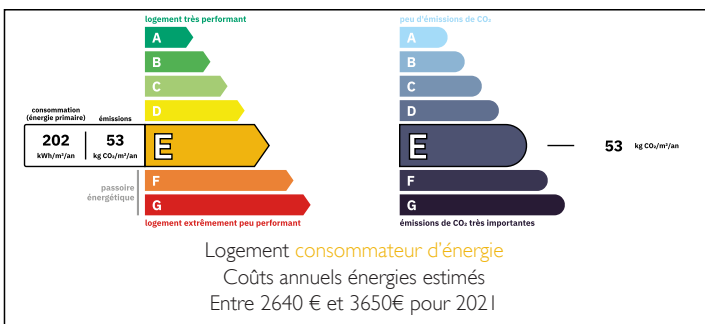
Town:	Villebois-Lavalette
Department:	Charente
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	16000 m2



IN BRIEF

Very nice quiet location, at the end of a dead end street, for this large house of approximately 205m², comprising 4 bedrooms, double living room, kitchen, bathroom and shower room, veranda. Garage of 55m². Large terrace with swimming pool. All on a wooded plot offering absolute tranquility. 28km from Angoulême.

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

This house located at the end of a small dead end road consists of:

First floor :

- Entrance hall of 8m²
- Double living room of 42m² (with insert)
- 15m² kitchen
- Veranda of 33m²
- Bathroom / wc of 10m²
- Boiler room 3,5m²

Upstairs :

- BEDROOM 1 of 22m² with cupboards
- BEDROOM 2 of 22m² with cupboards
- BEDROOM 3 of 21m²
- BEDROOM 4 of 16m²
- WC
- Shower room / wc of 3m²

From the veranda you can access the spacious 55m² garage (possibility of making a second accommodation)

At the back of the house there is a pleasant terrace with swimming pool and a well.

The land is entirely enclosed and wooded.

Calm assured for this pretty property located 28km from the city center of Angoulême and 6km from the shops of Villebois Lavalette.

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

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES