

Pretty house to renovate with outbuilding and land, ideally located in the village of Villebois-Lavalette.



## INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	4
Bath:	1
Floor:	225 m2
Plot Size:	500 m2

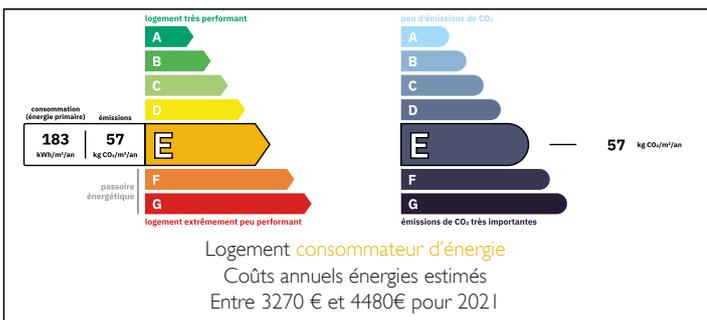


## IN BRIEF

Perfect location and proximity to all shops, for this pretty family house with 4 bedrooms of almost 225m2. It also offers a pretty private garden of about 500m<sup>2</sup> at the back, as well as another house to renovate of almost 60m<sup>2</sup>.



## 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

In the village of VILLEBOIS-LAVALETTE, this former convent of almost 225m<sup>2</sup>, to be renovated, offers space and character. We find there :

On the ground floor :

ENTRANCE HALL 15m<sup>2</sup>  
KITCHEN 17m<sup>2</sup>  
CELLAR/LAUNDRY ROOM/WC 7m<sup>2</sup>  
DINING ROOM with fireplace 27m<sup>2</sup>  
LIVING ROOM with fireplace 37m<sup>2</sup>  
VERANDA 13m<sup>2</sup>

Upstairs :  
Large LANDING 14m<sup>2</sup>  
BEDROOM 1: 17m<sup>2</sup>  
BEDROOM 2: 23m<sup>2</sup>  
BEDROOM 3: 26m<sup>2</sup>(with bathroom)  
BEDROOM 4: 25m<sup>2</sup>  
BATHROOM : 5m<sup>2</sup>

CELLAR

At the back :

Pretty garden of almost 500m<sup>2</sup> with a second house, not attached, to renovate on two levels: perfect for a liberal profession, a guest house or even a gîte/air bnb project.

All amenities on walking distance (market, schools, shops, buses, etc.).

Oil heating. Main drains.

ANGOULEME at 23km

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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