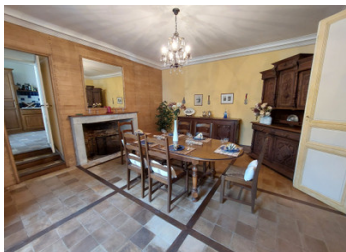


Spacious town house with swimming pool. Large garden with stunning views!



## INFORMATION

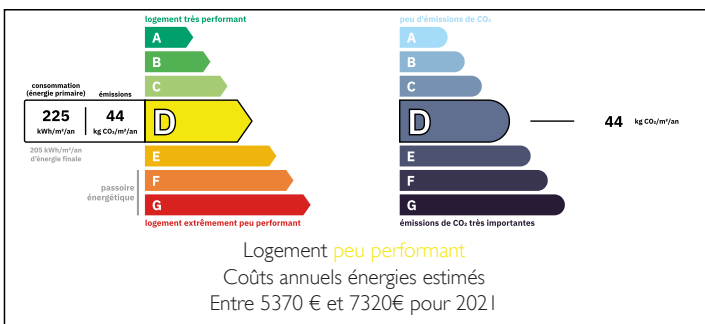
Town:	Villebois-Lavalette
Department:	Charente
Bed:	6
Bath:	6
Floor:	300 m <sup>2</sup>
Plot Size:	7990 m <sup>2</sup>



## IN BRIEF

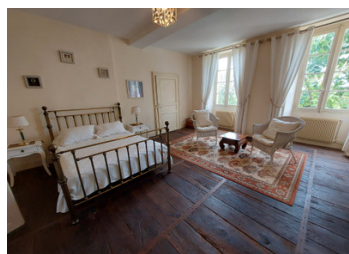
Beautiful old features for this village house offering 5 bedrooms with bathroom/wc, and a small non-adjointing gîte. A beautiful garden with trees and swimming pool overlooks the property, and will offer you peaceful moments with magnificent 360° views. Guaranteed to be a favorite!

## 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 is composed of:

On the ground floor

- ENTRANCE HALL 17m<sup>2</sup>
- LIVING ROOM 25m<sup>2</sup> with fireplace
- DINING ROOM 24m<sup>2</sup>
- KITCHEN 20m<sup>2</sup>
- STOREY
- CELLAR
- WC

Upstairs

- LANDING 19m<sup>2</sup>
- BEDROOM 33m<sup>2</sup> (in a row)
- BEDROOM with bathroom/wc 27m<sup>2</sup>
- BEDROOM with shower room/wc 27m<sup>2</sup>

This level gives access to a very pretty covered terrace with summer kitchen.

On the second floor

- LANDING 19m<sup>2</sup>
- BEDROOM with bathroom/wc 27m<sup>2</sup>
- BEDROOM with shower room/wc 27m<sup>2</sup>

Convertible attic

Adjoining the house is a laundry/boiler room and a workshop

A pleasant garden with trees is located at the front of the house.

A small gîte that can be independent is located a few meters from the house and includes:

- on the ground floor: kitchen, barn (to be converted)
- upstairs: bedroom with shower room/wc

## LOCAL TAXES

Taxe foncière: 2475 EUR

Taxe habitation: EUR

## NOTES