



Ref: A32064TME16

Price: 205 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (191 000 EUR without fees)

### Charentaise, 4 bedrooms, new roof, outbuildings, large enclosed garden



# INFORMATION

Town: Villiers-le-Roux

Department: Charente

Bed: 4

Bath: 2

Floor: 172 m2

Plot Size: 9274 m2













### IN BRIEF

An opportunity not to be missed!

This magnificent Charentaise, ideally located just 5 minutes from Villefagnan and 10 minutes from Ruffec and its amenities, will win you over with its generous volumes and its vast enclosed grounds. The ground floor features a large, cosy living room with fireplace, a separate kitchen, two bedrooms and a bathroom. Upstairs, two further bright bedrooms await you, along with a shower room, dressing room and attic space.

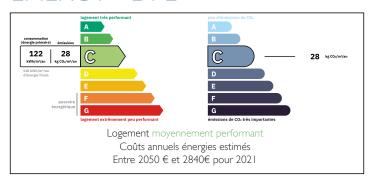
Large outbuildings and a workshop complete this beautiful ensemble, all nestled in more than 9,274 m<sup>2</sup> of greenery, perfect for creating a superb vegetable garden or taking full advantage of nature.

This property combines charm and potential, offering a peaceful and authentic living environment. Contact us without delay to arrange a viewing and

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.

### **ENERGY - DPE**







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### LOCAL TAXES

Taxe foncière: 1264 EUR

Taxe habitation: EUR

## NOTES

### DESCRIPTION

This house is composed as follows

Living room/dining room: 42.00m<sup>2</sup>

Closed kitchen: 18,60m<sup>2</sup>

Storeroom: 7.00m<sup>2</sup>

Hallway: 13.40m<sup>2</sup>

Bedroom I on the ground floor: I3.31m

Bedroom 2 on the ground floor: 12.90m<sup>2</sup>

Bathroom: 8.64m² double washbasin, bath, shower,

bidet

WC: 1.64m<sup>2</sup>

First floor:

Landing + hallway: 10.20m<sup>2</sup>

Bedroom 3: 12.53m<sup>2</sup>

Bedroom 4: 12.96m<sup>2</sup>

Shower room: 4.72m<sup>2</sup>

WC: 2.05m<sup>2</sup>

Dressing room: 11.60m<sup>2</sup>

Convertible attic: 65,30m<sup>2</sup>

Outbuildings:

Garage: 24m<sup>2</sup>

Shed I: 94m<sup>2</sup>

Shed 2: 60m<sup>2</sup>