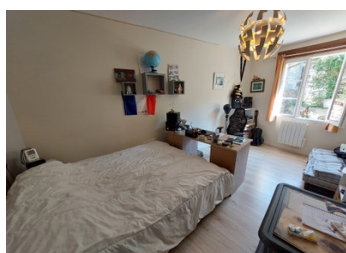


Pretty stone house with 3 bedrooms, garage and garden 2 kms from Villebois Lavalette



## INFORMATION

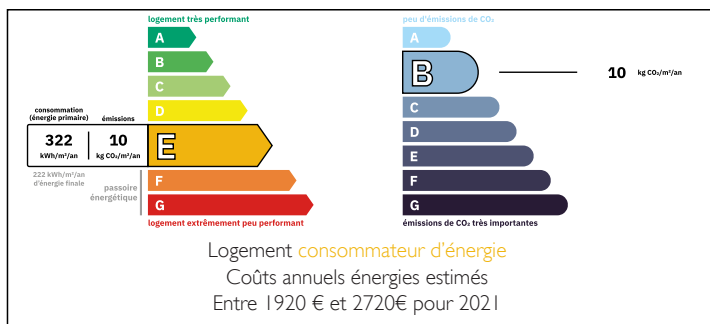
Town:	Villebois-Lavalette
Department:	Charente
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	2035 m2



## IN BRIEF

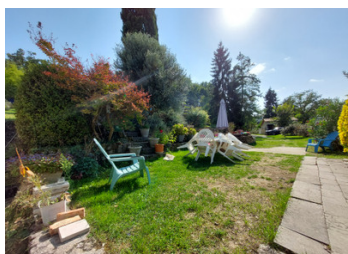
Charming family home (105m2) with lovely living room, shower room, 3 bedrooms, 1 dressing room, 2 WCs, cellar and detached garage all set in landscaped grounds of approx. 2000m2 2kms from Villebois Lavalette.

## 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

Situated in a hamlet, this charming property will win you over with its mix of old and modern styles. Just 2 km from Villebois Lavalette with all amenities, schools, college, etc.

The house comprises:

- Living room / Kitchen with a wood-burning stove: 41 m<sup>2</sup>
- bedroom: 11 m<sup>2</sup>
- a bathroom: 8 m<sup>2</sup>
- wc
- First floor
  - bedroom: 13 m<sup>2</sup>
  - bedroom: 13 m<sup>2</sup>
  - dressing room: 6.5 m<sup>2</sup>
  - wc
- detached garage: 32 m<sup>2</sup>
- cellar: 30 m<sup>2</sup>

Pretty landscaped garden with terrace

All amenities and school at 2kms, Angoulême at 25 kms .

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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 foncière: 850 EUR**

**Taxe habitation: EUR**

## NOTES