

Charming village house with garden. All amenities within walking distance.

## EXCLUSIVE



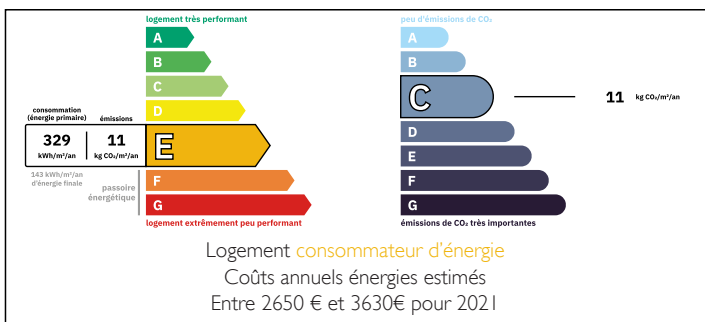
## INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	4
Bath:	3
Floor:	135 m2
Plot Size:	50 m2

## IN BRIEF

Located close to all amenities (bus, schools, shops, etc.), this pretty town house offers on three levels: kitchen, dining room, living room, office, three bedrooms with shower room/wc. Adjoining garden.

## 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-LAVALLETTE, this house is composed :

On the ground floor:

- DINING ROOM 14m<sup>2</sup>
- LIVING ROOM 27m<sup>2</sup>
- KITCHEN 15m<sup>2</sup>
- LAUNDRY ROOM: 3m<sup>2</sup>

On the first floor:

- OFFICE / LANDING 11m<sup>2</sup>
- BEDROOM 1 28m<sup>2</sup> with mezzanine (17m<sup>2</sup>) and bathroom / wc 3m<sup>2</sup>
- BEDROOM 2: 12m<sup>2</sup> and bathroom / wc 6m<sup>2</sup>

Converted attic:

- BEDROOM 3: 18m<sup>2</sup> on the ground
- DRESSING ROOM: 8m<sup>2</sup>
- BATHROOM with wc: 8m<sup>2</sup>

Cellar.

Garden adjoining the side of the house.

All amenities on walking diastance (schools, shops, bus...).

Electric heating, Mains drainage.

ANGOULEME 23km 5 min from the Dordogne

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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: 1400 EUR

Taxe habitation: EUR

## NOTES