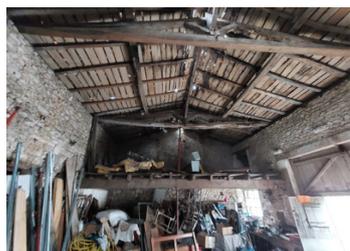


Barn with parking, located in a village with amenities.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	0
Bath:	0
Floor:	80 m ²
Plot Size:	20 m ²

IN BRIEF

Great potential for this barn offering possibilities for garage, workshop or even housing. All services within walking distance!

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

This property is located in a quiet street in the village: water, electricity, and mains drainage in front of the door!

It is composed of a building of nearly 80m² with the possibility of a second level. Adjoining parking.

Roof to be redone (new timber frame included in the sale)

The village of VILLEBOIS LAVALETTE offers all amenities (schools, bus, restaurant, shops, etc.).

A great housing or storage opportunity located 25km from ANGOULEME.

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