

Character property in the Dordogne, less than 1/2 hour from Angoulême, in a unique sought after location



## INFORMATION

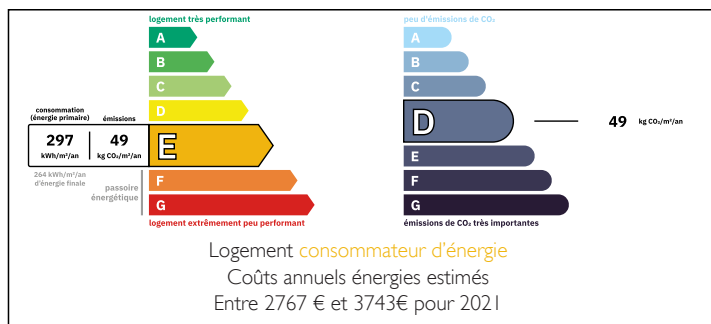
Town:	Villebois-Lavalette
Department:	Charente
Bed:	1
Bath:	1
Floor:	96 m2
Plot Size:	717 m2

## IN BRIEF

Old property located 2 steps from shops, with stunning views and income-generating potential



## 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

This house is located just a stone's throw from the shops and benefits from breathtaking views and a unique situation. Ground floor: entrance hall, living room, kitchen/dining room, shower room with WC and laundry room. Upstairs, a landing, WC, a bedroom with terrace access benefiting from stunning views and a room used as a guest bedroom.

The outside comprises a mature terraced garden and a garage currently used partly as an office.

If you're looking for a property in a sought-after location with a manageable-sized house, a beautifully laid-out mature garden with open views over the countryside, this property will suit you and is well worth a visit.

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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 habitation: EUR

## NOTES