

Large property comprising a main house of 250m² plus gite and outbuildings on large wooded grounds.

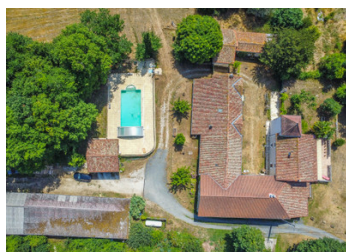


INFORMATION

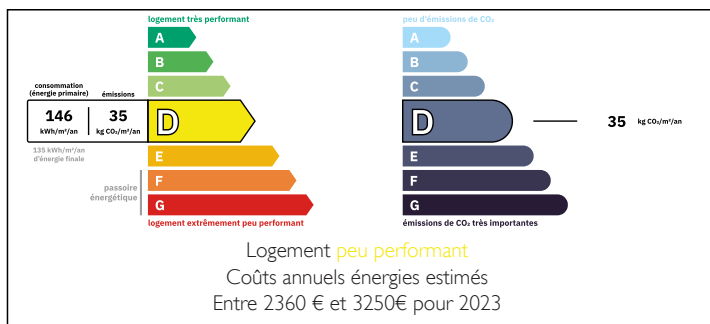
Town:	Villebois-Lavalette
Department:	Charente
Bed:	7
Bath:	4
Floor:	380 m ²
Plot Size:	58360 m ²

IN BRIEF

Located 5 minutes from Villebois Lavalette and 30 minutes from Angoulême's LGV train station, this property nestled in a green setting comprises a comfortable dwelling house, a large gite and numerous outbuildings including barns offering enormous storage potential, ideal for a professional activity.

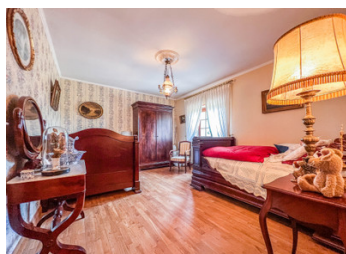


ENERGY - DPE



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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

The house comprises on the ground floor:

- Large entrance hall with cellar access and distribution corridor
- Dining kitchen (23m²) opening onto a bright loggia area and large south-facing terrace (56m²) with barbecue
- Living room (37m²) with wood-burning stove
- Study (14m²) opening onto terrace
- Large cellar with shower area
- WC

First floor:

- Bedroom (16m²) communicating with a second bedroom space (15m²) that can also be used as a large dressing room
- 2 other bedrooms (17 and 22m²)
- Large bathroom (15m²) with shower and bathtub
- WC

NOTES

The 130m² gite comprises on the ground floor:

- Entrance opening onto a large covered terrace with bar area
- WC
- Boiler room with pool equipment room
- Living room (28m²) with fireplace insert
- Dining kitchen (23m²)
- Bedroom (11m²) plus shower room

First floor: :

- bedrooms: 9,5, 10 and 17m²
- Shower room
- WC

The fully enclosed pool area includes a 12 x 5.5 m swimming pool with new liner, and a covered pool house.

The outbuildings include a large barn (150m² floor area) with an upper floor, a 21m² wine storehouse, various pigsty-type buildings (80m² and 47m²) and a large open hangar (200m²) with office space and mezzanine areas.