

Charming renovated village house with stunning views in the heart of VILLEBOIS LAVALETTE.



INFORMATION

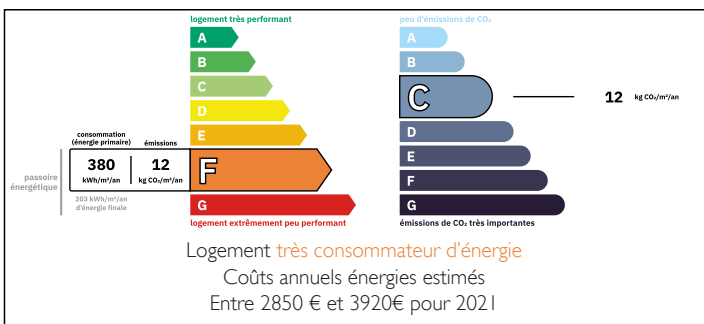
Town:	Villebois-Lavalette
Department:	Charente
Bed:	3
Bath:	2
Floor:	110 m ²
Plot Size:	150 m ²



IN BRIEF

Pretty stone house (110m²) with a beautiful bright living area, three bedrooms (including one in the converted attic), an office, two bathrooms, three toilets, a cellar, a courtyard, and a terrace with stunning views, ideally located in the village of Villebois Lavalette, with all amenities within walking distance!

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

Located in the center of the village, this charming property will seduce you with its lovely preserved old elements throughout its renovation.

The house consists of:

On the ground floor:

- Living room / Kitchen with wood stove: 44 m²
- Storage room / Office: 11 m²
- Shower room / WC: 5 m²

Upstairs:

- one BEDROOM: 14 m²
- a spacious EN-SUITE comprising a BEDROOM of 22 m² and its BATHROOM with shower, bath, and WC, of 16 m²

Converted attic: perfect for children or playroom with 30 m² on the ground and a washroom / WC.

In the basement (garden level):

- Storage / office room of 11 m²
- Cellar: 38 m²

At the back of the house: pleasant terrace and courtyard on two levels with very nice unobstructed views.

All amenities around (shops, schools, restaurants, bus, market..), Angoulême is 25 km away.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1160 EUR

Taxe habitation: 1110 EUR

NOTES