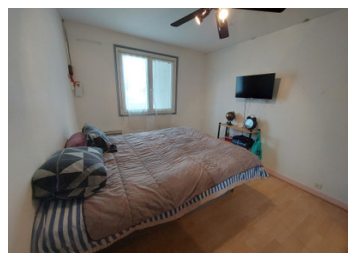


Single-story house (currently rented) with a garage and garden. All amenities on walking distance.



INFORMATION

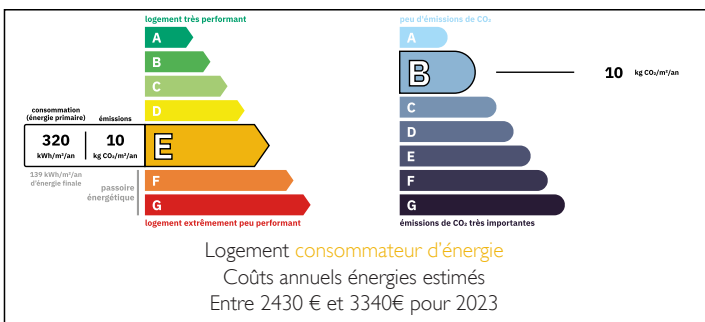
Town:	Villebois-Lavalette
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	800 m2



IN BRIEF

Family house (currently rented) in the town of VILLEBOIS LAVALETTE, bright and functional, comprising: entrance, living room, kitchen, 3 bedrooms, bathroom, toilet. Basement garage. Veranda. Garden. 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

The house consists of:

- ENTRANCE / LIVING ROOM / KITCHEN: 44m²
- BEDROOM 1: 12m²
- BEDROOM 2: 9.5m²
- BEDROOM 3: 12m²
- SHOWER ROOM: 5m²
- TOILET
- VERANDA: 15m²

BASEMENT:

- Garage: 40m²

Lovely enclosed garden with terrace, just a 2-minute walk to all amenities, bus, schools...

In the village of VILLEBOIS LAVALETTE.

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