

A renovated bungalow on the edge of a market town with barn, large garden and easy reach of amenities



INFORMATION

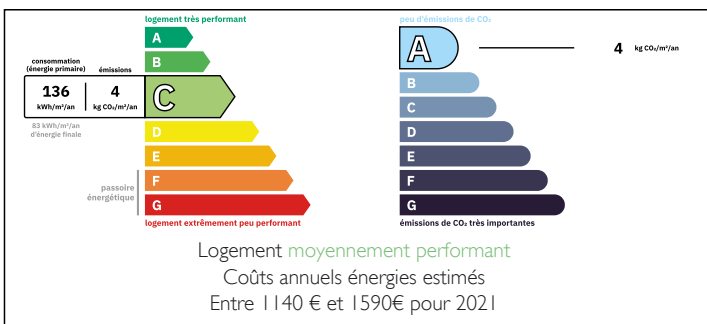
Town:	Villebois-Lavalette
Department:	Charente
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	10035 m2

IN BRIEF

Carefully renovated with comfort and economy in mind - modern well thought out bright open plan interior. Very well insulated with mature planted garden. Large barn approx 80m² - (3 phase electricity on site) could make the property interesting for someone who requires a storage space or sports room. The property is on the edge of a sought-after small market town with many amenities - including dentist, doctors, schools and a wonderful market. Within half an hour from Angouleme with its fast train - quick access to Paris and Bordeaux. A property that is both ideal for a family as much as it is for a retired couple.



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

You enter the house with a Sitting room and Office on your left 43m⁵ and Kitchen, Dining area on your right 27,6m². Bedroom 1 - 11,9m², Utility room 7m² with heat pump, a sink and space for a washing machine etc. Off the kitchen is a corridor, separate loo and bathroom off to the left 6m², Bedroom 2 9,9m² with the master bedroom at the end 13,9m². little store and big barn 80m²

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