

Pretty house to renovate with barn and land, ideally located in the market town of Villebois-Lavalette.



## INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	4
Bath:	1
Floor:	225 m2
Plot Size:	2500 m2

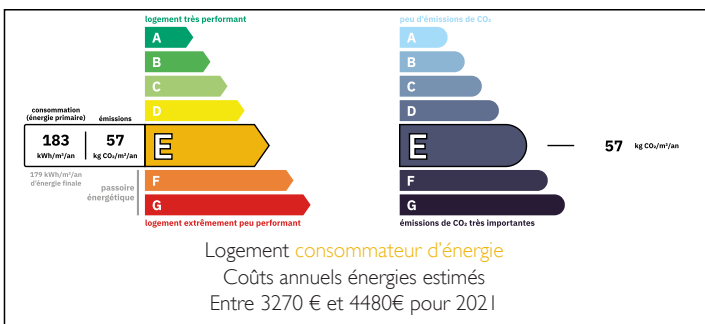


## IN BRIEF

Lovely location and close to all amenities for this pretty 4-bedroom family home of almost 225m2. It also has a pretty private garden to the rear of almost 500m2, as well as another house to renovate of almost 78m2 and a magnificent stone barn of almost 260m2, surrounded by beautiful wooded grounds.



## 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

In the market town of VILLEBOIS-LAVALETTE, this former convent of almost 225m<sup>2</sup>, in need of renovation, offers spaciousness and character. There are:

Ground floor:

ENTRANCE 15m<sup>2</sup>

KITCHEN 17m<sup>2</sup>

UTILITY ROOM/WC 7m<sup>2</sup>

DINING ROOM with fireplace 27m<sup>2</sup>

LIVING ROOM with fireplace 37m<sup>2</sup>

VERANDA 13m<sup>2</sup>

First floor:

Large LANDING ROOM 14m<sup>2</sup>

BEDROOM 1: 17m<sup>2</sup>

BEDROOM 2: 23m<sup>2</sup>

BEDROOM 3: 26m<sup>2</sup> (with shower room)

BEDROOM 4: 25m<sup>2</sup>

BATHROOM WITH WC 5m<sup>2</sup>

CELLAR

To the rear:

Pretty garden of almost 500m<sup>2</sup> with a second house (approx. 70m<sup>2</sup>), not attached, to renovate on two levels: perfect for a liberal profession, a guest house or a gîte/air bnb project.

Pretty 260 m<sup>2</sup> barn with a garden planted with trees and not overlooked, lovely views.

All amenities within walking distance (schools, shops, buses, etc.).

Oil-fired central heating. Mains drainage.

ANGOULEME 23km away

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES