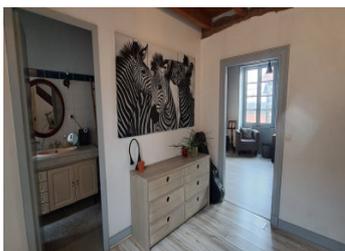


## Charming Character Village House with Barn and Veranda – Close to Villebois-Lavalette



## INFORMATION

Town:	Gurat
Department:	Charente
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	166 m2



## IN BRIEF

This delightful character village house offers a peaceful and private setting, accessed via a discreet passageway, making it an ideal lock-up-and-leave property.

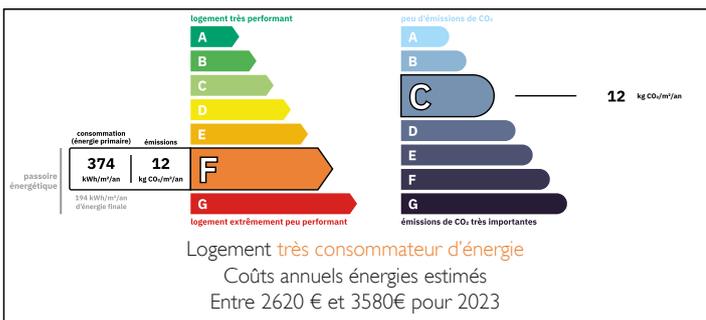
The entrance opens directly into a welcoming living room / dining room / kitchen, creating a comfortable and functional open-plan living space. A wood pellet burner in the living room provides efficient heating and adds to the cosy atmosphere.

The property has benefited from recent works, including newly replaced tiles and roof insulation, ensuring improved comfort and peace of mind. The drainage system is compliant.

On the first floor, a landing leads to a bedroom and a shower room with WC.

The second floor features a large open area, currently used as a bedroom, offering flexibility for further use.

## 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

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

## LOCAL TAXES

**Taxe foncière: 500 EUR**

**Taxe habitation: EUR**

## NOTES