

A charming stone house with a barn and garden, 3 km from Villebois Lavalette

EXCLUSIVE

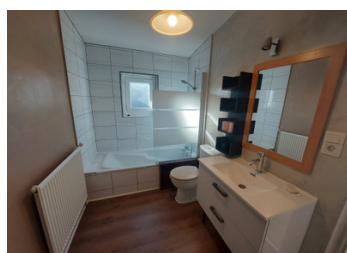


## INFORMATION

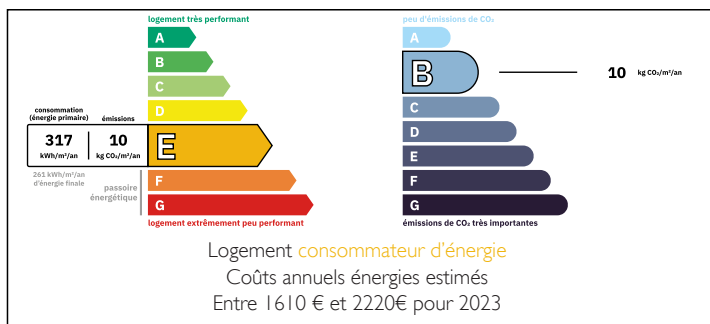
|             |                     |
|-------------|---------------------|
| Town:       | Villebois-Lavalette |
| Department: | Charente            |
| Bed:        | 2                   |
| Bath:       | 1                   |
| Floor:      | 62 m2               |
| Plot Size:  | 409 m2              |

## IN BRIEF

A charming stone house with a barn, comprising: a kitchen, a bathroom with toilet, a living room with a wood-burning stove, a bedroom on the ground floor and a bedroom in the loft. A lovely barn opposite the house. A pleasant garden. Located 3 minutes from Villebois Lavalette.



## 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 comprises:

- Kitchen: 8.5 m<sup>2</sup>
- Bathroom with toilet: 5.5 m<sup>2</sup>
- Living room with fireplace (pellet stove and high ceilings): 23 m<sup>2</sup>
- One bedroom: 12 m<sup>2</sup>
- Second bedroom (in the loft): 16 m<sup>2</sup> floor area

Opposite the house is a BARN of nearly 42 m<sup>2</sup> floor area, offering sufficient headroom to be used on two levels.

Total plot area of approximately: 410 m<sup>2</sup>, fully enclosed garden.

Additional information: double glazing, compliant septic tank,

Situated in a quiet hamlet just 3 km from Villebois Lavalette and 20–25 minutes from the centre of Angoulême.

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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: **430 EUR**

## NOTES