

A charming basement house with 3 bedrooms, garage, and beautiful views of the countryside



INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	2255 m2

IN BRIEF

10 km from VILLEBOIS LAVALETTE, this charming, very functional house offers, all on one level, a bright living room with a fireplace, a dining kitchen, 3 bedrooms, and a bathroom.

An attached garage could be converted into an extra room (office, 4th bedroom, professional activity, etc.).

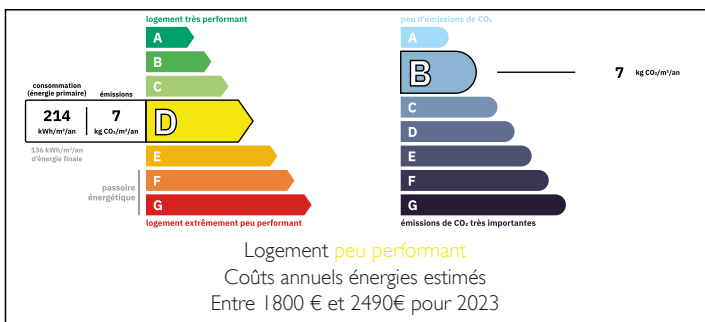
The nearly 100 m² basement is perfect for a large garage space, workshop, or storage.

Outside, the fully enclosed garden offers very nice views over the countryside.

All amenities in VILLEBOIS LAVALETTE are 10 km away. ANGOULEME is 25 km away.

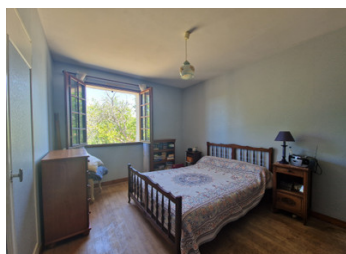


ENERGY - DPE



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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:

This house, with approximately 105 m² of living space, comprises a large entrance hall leading to:

- a bright living room with a fireplace 30 m²
- a kitchen-diner 17 m²
- three bedrooms of 12, 12 and 10 m² (with fitted wardrobes)
- a bright bathroom
- a separate toilet

Attached garage of approximately 25 m² and a 100 m² basement area with cellar.

The 2,255 m² plot is fully enclosed and offers unobstructed views of the countryside. A quiet and peaceful setting.

LOCAL TAXES

Taxe foncière: **928 EUR**

LOCATION:

The house is ideally situated in the heart of the village of Rougnac, 10km from VILLEBOIS LAVALETTE, and 25km from Angoulême (TGV station: Bordeaux 45 mins / Paris Montparnasse 2 hours).

There are plenty of walking and cycling routes starting right from the house.

A wonderful opportunity for a family looking for a peaceful living environment, or for anyone wishing to enjoy the countryside without sacrificing proximity to the town.

ADDITIONAL INFORMATION:

- Year built: 1984
- Private sewage system (septic tank)
- Double-glazed wooden windows
- Electric heaters
- Council tax: €930

NOTES