

Village property with attached barn and enclosed garden.

EXCLUSIVE



## INFORMATION

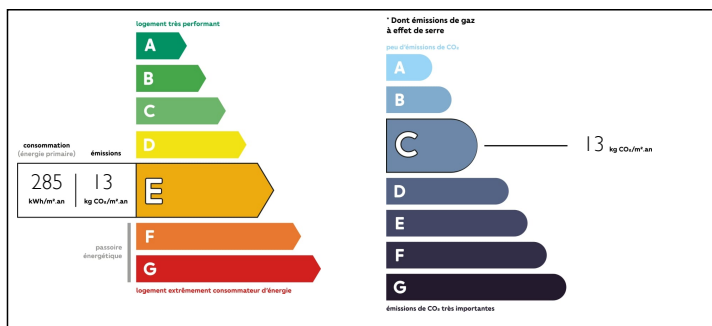
Town:	Villebois-Lavalette
Department:	Charente
Bed:	2
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	470 m <sup>2</sup>

## IN BRIEF

Charming old house to finish renovating with the possibility of converting the adjoining barn within walking distance of all amenities.

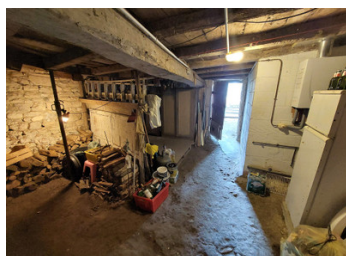


## ENERGY - DPE



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

Village house comprising :

On the ground floor

- a kitchen with a wood stove about 18m2
- a living room about 18m2
- wc laundry room about 4m2

On the first floor,

- 2 bedrooms in a row with a nice parquet floor 18m2 x2
- 1 shower room

Outside, a large courtyard overlooking the pretty enclosed garden at the rear of the house.

A barn of 24m2 on the ground on 2 levels (adjoining the house) which can offer additional living space.

This property is located 25 min from Angoulême and 5 min from the Dordogne, within walking distance of all amenities.

## LOCAL TAXES

Taxe foncière: 536 EUR

-----

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

## NOTES