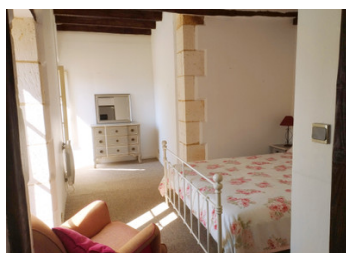
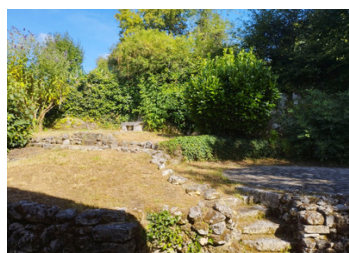


Delightful house near Villebois Lavalette - 3 bedrooms, study, lovely garden, workshop, parking and garage.



INFORMATION

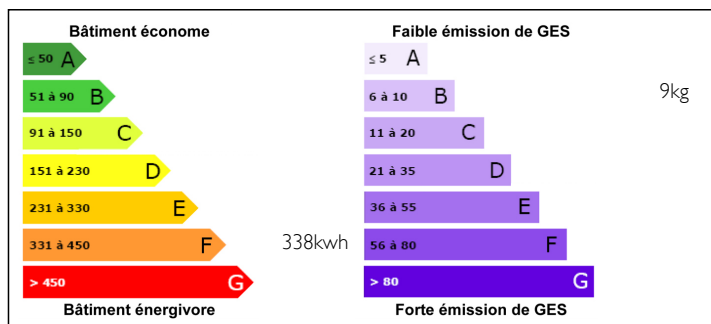
Town:	Édon
Department:	Charente
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	555 m2



IN BRIEF

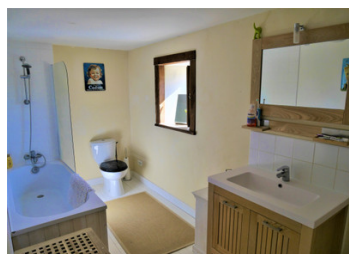
An appealing house with 3 bedrooms, 2 bathrooms, a mezzanine studio which could double up as a 4th bedroom, a workshop (allowing for further development potential), garage and parking for 3 cars. This house could suit a family as much as being ideal for a couple. At the front is a covered terrace and behind is an enchanting garden. 7.5 kms from Villebois Lavalette with its amenities, well known market and the lidos at Garde-le-Pontaroux. With Angoulême only 29kms national and international travel could not be easier. Markets, brocantes, kayaking and walks in abundance.

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

There is a lovely covered terrace at the front of the house. You enter into the kitchen/dining room (18m²) the garden being accessed on 2 levels. Sitting room (19m²) - there is the use of the upper level with reading areas 4m². The master bedroom (12.3m²) has an en-suite shower room. The second bedroom (17m²) has exposed stone walls on two sides and wooden floorboards. Adjacent to the third bedroom (12.6m²) and the large family bathroom. A mezzanine of (17.6m² floor area) with two velux windows has been created to provide a light and airy space which could be used as a bedroom, artist's studio or office. The workshop is adjacent to the sitting room and could possibly be incorporated into the property.

There is a nice deep garage.

Enclosed rear garden and additional parking for 2 cars.

All measurements are approximate and include the mezzanine!

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

LOCAL TAXES

Taxe foncière: **869 EUR**

NOTES