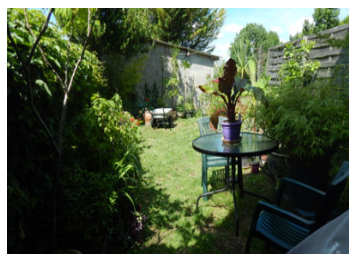


Three-bedroom village house with garden 25km from Angoulême.



INFORMATION

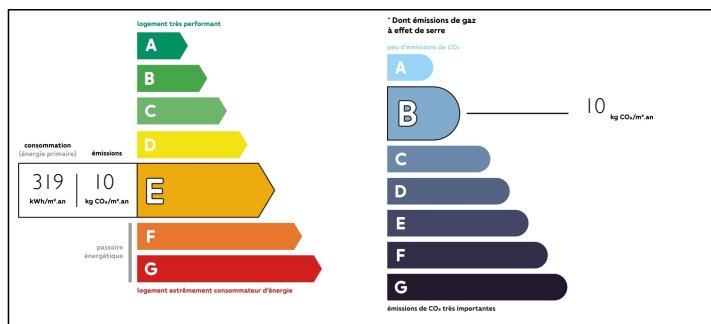
Town:	Villebois-Lavalette
Department:	Charente
Bed:	3
Bath:	1
Floor:	79.75 m2
Plot Size:	90 m2



IN BRIEF

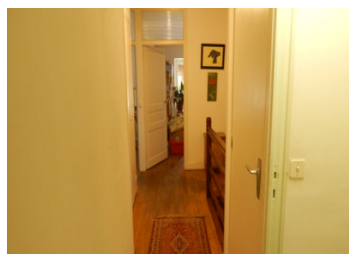
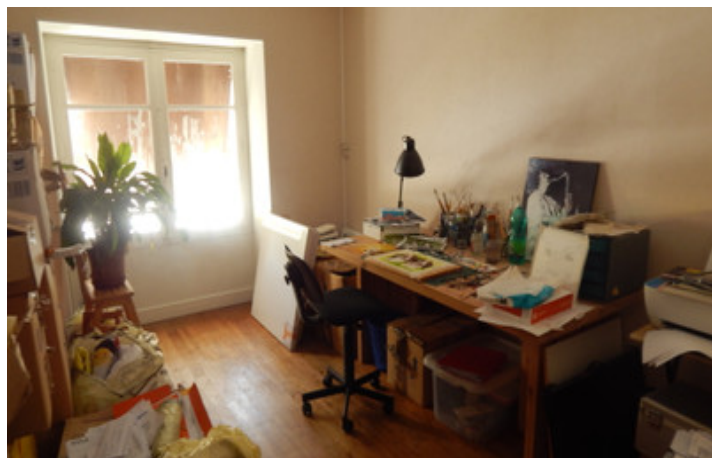
Ideal investment property with very little renovation, just a small amount of home decoration. It would benefit from converting the annexe into a kitchen. Also excellent location for summer holiday rentals, close to the charming village of Villebois Lavalette, with its famous castle. The property is currently rented at a yeied of 9%.

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

In the centre of Villebois Lavalette, house with 3 bedrooms and garden. Good rental investment of 8.5% gross. Ground floor: large room with open-plan kitchen, dining room and living room, utility room or room that could be converted, opening onto garden. First floor: 3 bright bedrooms, bathroom and separate WC. Cupboards. Sunny garden with an annexe that could be converted into a workshop or covered area of approx. 20m². All single glazed and electrically heated. Roof revised in November 2022 and loft insulation in November 2022.

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

LOCAL TAXES

Taxe foncière: 650 EUR

NOTES