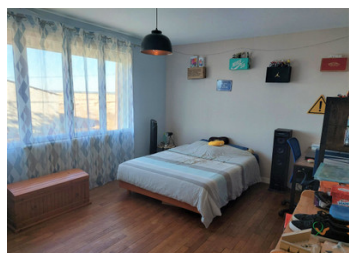


Tranquility and open views for this pleasant family home with numerous outbuildings.



INFORMATION

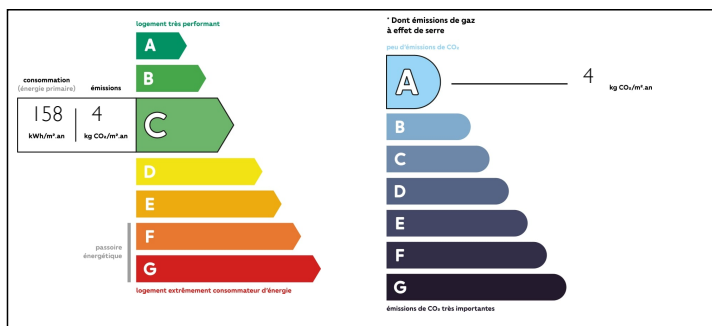
Town:	Villebois-Lavalette
Department:	Charente
Bed:	6
Bath:	1
Floor:	135 m2
Plot Size:	2000 m2



IN BRIEF

Nice set with dominant views. They consist of a dwelling house of approximately 135m2, with 6 bedrooms. Hangar, barns, house and small outbuilding to renovate. Land of approximately 2000m2.

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.



LOCAL TAXES

Taxe foncière: 971 EUR

NOTES

DESCRIPTION

The house, which has benefited of recent renovations, consists of:

On the ground floor:

- entrance to a spacious LIVING ROOM / KITCHEN of 45m2
- WC

Upstairs :

- LANDING
- BEDROOM 1 of 10m2 with water point
- BEDROOM 2 / OFFICE of 8.5m2
- BEDROOM 3 / OFFICE of 9m2 with water point
- BEDROOM 4 of 13.5m2
- BEDROOM 5 of 16m2
- BEDROOM 6 of 11.5m2
- SHOWER ROOM of 5m2
- WC

Adjoining GARAGE of 35m2

On the ground are also many outbuildings:

- HANGAR of 65m2
- STABLES 50m2
- BARN 190m2
- HOUSE to renovate 45m2 on the ground + cellar
- Small barn requiring complete renovation: 35m2

The property also offers a rainwater reserve.

Heating: pellet stove.

Possibility of acquiring 1000m2 of additional land if necessary.

Very quiet location with views over the surrounding countryside.

5km from LA ROCHEBEAUCOURT for the first shops, 10km from VILLEBOIS and 8km from