

House in final renovation near Villebois Lavalette. The size of garden and other elements are discussable

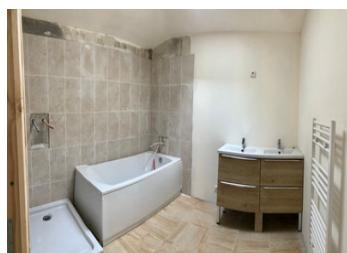


INFORMATION

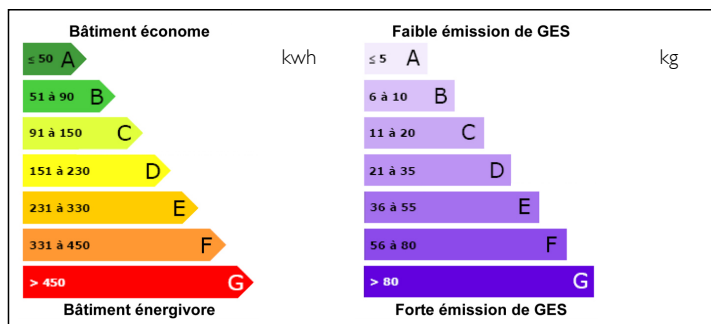
Town:	Villebois-Lavalette
Department:	Charente
Bed:	5
Bath:	4
Floor:	255 m2
Plot Size:	1200 m2

IN BRIEF

A barn conversion on the site of an old mill, which is still in progress, nearing completion therefore you influence could be brought to the project. Comprising Large living room, and large kitchen, 4 bedrooms, laundry and store area. Featuring exposed beams, high ceilings and bright spacious rooms. The master suite and 2 of the bedrooms open on to a terrace overlooking the garden where it's possible to have a swimming pool and influence the size of the garden. Situated in a small village 2.8kms from Villebois Lavalette, with all amenities, restaurants and a weekly market in it's picturesque square, schools doctors etc. Angouleme is 30km away for high-speed trains to Paris and Bordeaux making national and international travel very easy.



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

GROUND FLOOR

Fitted kitchen / dining room with wood stove.

Large living room.

Master bedroom with dressing room and ensuite bathroom and wc opening onto terrace

Bedroom with ensuite shower and wc,

2nd bedroom with en suite shower.

WC

2nd FLOOR

In the eaves there is space for the fourth bedroom with space for an ensuite, maybe some office space, and laundry room

Large wooden deck terrace looking out to the garden and driveway. Renovations are in the final phase, with certain configurations still possible,

NOTES

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