

Fabulous secluded house with swimming pool, barn, garage, views and over 3 hectares of land



INFORMATION

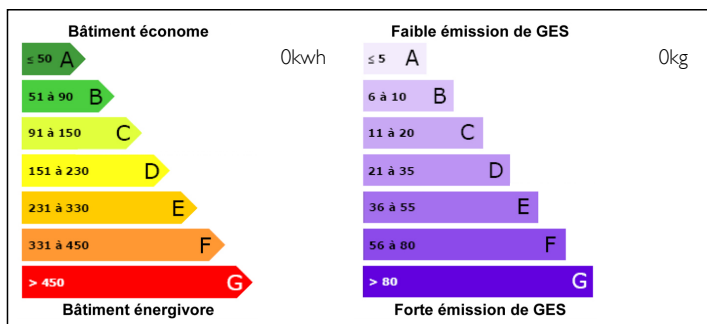
Town:	VILLEBOIS LAVALETTE
Department:	Charente
Bed:	5
Bath:	5
Floor:	280 m2
Plot Size:	34021 m2



IN BRIEF

Perfect country retreat in the middle of the French countryside. Well insulated, re-wired, re-plumbed, oak doors and floors installed. Five double bedrooms all with their own en suite bathrooms. Land for horses. There is a self contained ground floor apartment and a huge barn. Views!

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

Gorgeous views from every aspect of this well built house rebuilt in 1990 with quality and taste in the Charentaise style.

A tree lined driveway leads down to this beautiful secluded stone house set within 3 hectares of parkland gardens and meadows beyond and a spring fed well.

Fully fitted kitchen/dining room 10.30m² and 26.30m² complete with dishwasher, gas hob and double electric oven, godin log burner.

Stone fireplace in the lounge 48.41m² fitted with a wood burner and two sets of french doors leading to the terraces, garden and 9x4 solar heated swimming pool with lec lights for evening swims.

A very productive vegetable garden nicely tucked away behind the huge barn.

Villebois Lavalette is just 4.6kms from the property and has all amenities.

Angouleme with the TGV is 23.6kms. Airports: 95kms Bergerac, 132kms Bordeaux.

LOCAL TAXES

Taxe foncière: 2236 EUR

Taxe habitation: 1596 EUR

NOTES