

Village House with 1 bedroom a terrace and small garden walking distance from shops and restaurants



INFORMATION

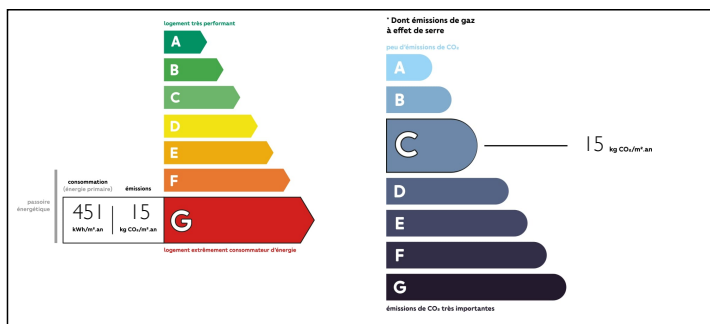
Town:	Villebois-Lavalette
Department:	Charente
Bed:	1
Bath:	1
Floor:	62 m2
Plot Size:	70 m2

IN BRIEF

1 Bedroom House, situated in a lively village with a weekly market, restaurants and shops. 30 km from Angoulême and a 1 1/2 hour drive from Bordeaux. The house has new electrics, a new roof over the attic, new kitchen and bathroom /hot water tank. Works to be completed are installation for electric heating and the roof (15m2) over the living room.



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

Entrance hallway of 3.50 m2

Wc with door to cellar.

Kitchen with cupboards and a double sink 13 m2.

Bathroom with shower, handbasin and heated towel rail.

Living Room 20m2 (connections to internet, wifi, fibre connection) with door to a terrace/garden.

1st FLOOR

Bedroom 15m2 with stairs to

ATTIC 25m2

CELLAR 25m2

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

LOCAL TAXES

Taxe foncière: 529 EUR

NOTES