

Former 12C Mill house with swimming pool in an acre of landscaped garden bordering a stream fabulous location!

EXCLUSIVE



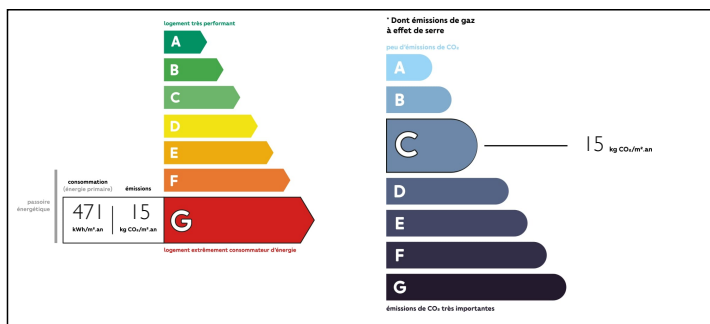
INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	4225 m2

IN BRIEF

Four bedroom converted barn house, in the grounds of a 12th century mill, situated in a small village 2 km from Villebois Lavalette. A small stream runs through an acre of landscaped gardens, creating the property boundary. The property comes with an enclosed swimming pool. There's a garage in the courtyard and an adjoining barn with development potential., facing the garden and stream. The village has a small bar/restaurant and there's a weekly market in Villebois Lavalette with a full range of shops. Angoulême is 25 km north, for high-speed train links to Bordeaux and Paris. There are 4 airports serving the area ; Limoges 88 km, Bergerac 94 km, Poitiers 130 km, and Bordeaux 140 km.

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: 1646 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Kitchen/Dining room 13m2 gas hob and oven, fitted with cupboards and views towards the pool.

Sitting room 42m2 with log burner and French doors to the terrace.

2 Bedrooms

En suite shower and hand basin.

Bathroom 10m2 recently fitted with shower, bath handbasin and units.

Separate WC

1ST FLOOR Landing

2 double bedrooms

WC with handbasin.

The garden leads down to a small stream, creating the property boundary. There's an enclosed swimming pool of 10 x 5 metres with a surrounding terrace. The pool liner is new from this year. The garage opens on to the courtyard and the barn attached to the side of the house measuring 64 m2, could be a lovely conversion project, with its old stone walls.

A fabulous location for a holiday, family or retirement home!

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