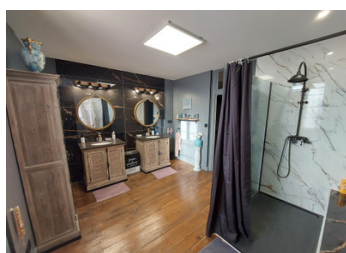
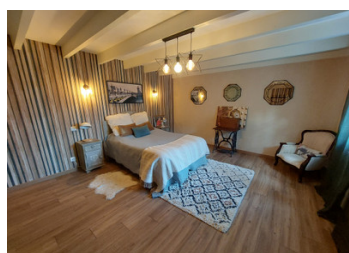
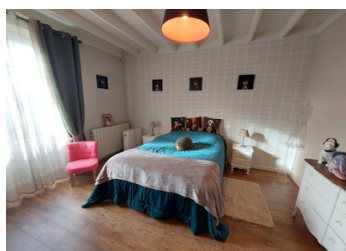


Very beautiful stone property with outbuildings and land, close to VILLEBOIS for all amenities.



INFORMATION

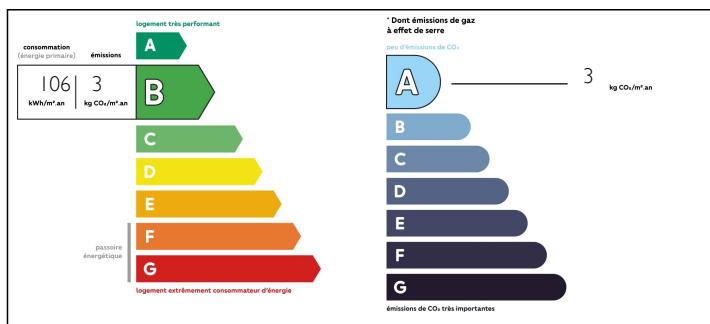
Town:	Villebois-Lavalette
Department:	Charente
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	6078 m2



IN BRIEF

Nice recent renovation for this spacious property located 25 minutes from Angoulême and 10 minutes from the Dordogne. It consists of a magnificent stone house with fitted kitchen, living room, dining room, large master suite and 3 other bedrooms, convertible attic, barns, with a beautiful open view over the countryside, garden with fully enclosed vegetable garden . All amenities 2km away.

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: 1670 EUR

NOTES

DESCRIPTION

Pretty features for this property located in a village 2 km from Villebois Lavalette on land of approximately 6078m².

The main house consists of:

On the ground floor:

- Entrance 22m²
- Kitchen 24 m²
- Living room of 37m²
- Dining room 21m²
- Boiler room / laundry room with wc area of 13m²

Upstairs :

- Master en-suite of 41m² (bedroom, bathroom, dressing room, toilet)
- Bathroom : 12m²
- Bedrooms 1, 2 and 3 (17m² + 20m² + 13 m²)
- Shower room / WC of 4m²

Attics : approximately 60m² suitable for conversion

Outbuildings :

- Small independent house to renovate with bread oven: 80m² on the ground
- Adjoining barn of 80m²
- Independent barn of 115m² on the ground (floor possible)
- Barn : 100m²
- Smaller outbuildings
- Enclosed vegetable garden

Courtyard at the front of the house, garden with terrace at the back, fully enclosed, with electric gate, and lovely views over the countryside.

Additional information: Fiber, heat pump heating, main drains, house roof redone, double glazing...

We are 2km from VILLEBOIS-LAVALETTE for all services and shops, 23km from Angoulême and close to the Dordogne.