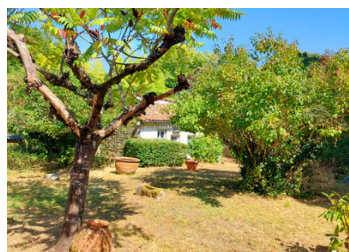


Pretty house with outbuildings and garden, ideally located in the village of Villebois-Lavalette.



INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	7
Bath:	2
Floor:	330 m2
Plot Size:	450 m2

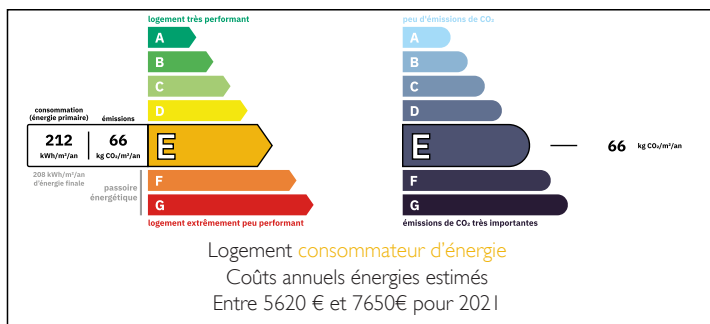


IN BRIEF

Nice location with proximity to all shops, for this pretty village property on three levels, of about 330m2 with large garage. It also offers a pretty garden of almost 450m² at the back, as well as another garage and a small outbuilding.



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

In the village of VILLEBOIS-LAVALLETTE, this house offers superb volumes and a beautiful character. There is :

On the ground floor :

ENTRANCE 15m²

OFFICE 1: 14m²

OFFICE 2: 25m²

OFFICE 3: 12.5m²

OFFICE 4: 11m²

OFFICE 5: 18m²

GARAGE / 45m²

First floor:

Large LANDING 15m²

LIVING ROOM 42m²

KITCHEN 15m²

BEDROOM 1 with bathroom: 19m²

BEDROOM 2: 16m²

BEDROOM 3: 14m²

BEDROOM 4: 12m²

BATHROOM 7m²

WC

On the second floor:

BEDROOM 5: 19m²

BEDROOM 6: 17m²

BEDROOM 7: 24m²

At the back :

Pretty garden of almost 450m² with access to a small outbuilding and a second garage.

All amenities on walking distance (schools, shops, buses, etc.).

Oil heating. Main drains.

ANGOULEME at 23km and 5 min from the Dordogne

Information about risks to which this property is

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr