

Three / four bedroom town house in a town with a twice weekly market, shops and restaurants.



INFORMATION

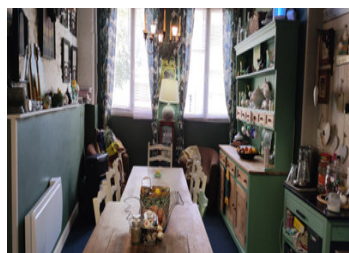
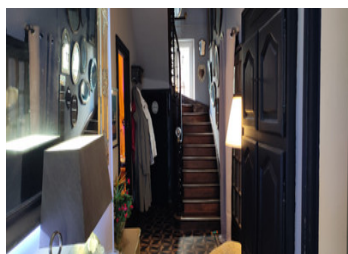
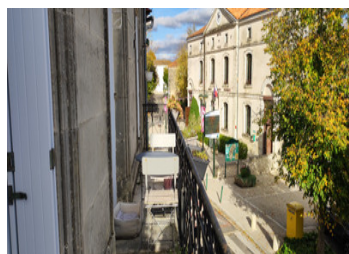
Town:	Villefagnan
Department:	Charente
Bed:	4
Bath:	2
Floor:	0 m2
Plot Size:	176 m2

IN BRIEF

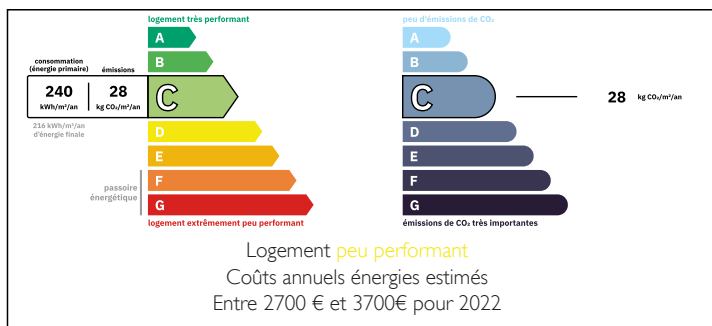
Perfect lock up and leave or large family home set in the centre of the town, which has a twice weekly market, shops and restaurants all within walking distance.

This property offers spacious living with four bedrooms, two bathrooms and the potential to create more living space if needed.

Contact me for more information and to organise a viewing without delay, this type of property doesn't stay on the market for long !

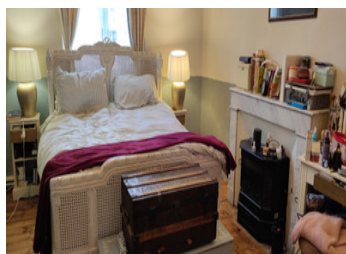


ENERGY - DPE



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: **1866 EUR**

NOTES

DESCRIPTION

Entrance / hallway 15.5m²

Lounge / dining room with wood burning stove 34m²

Kitchen / breakfast room 23.5m² fitted and equipped with oven, hob, extractor hood.

Utility / laundry room 8.5m², door leading to courtyard.

First floor :

Landing 15m²

Three bedrooms 15m², 19m² and 17.7m²

Bathroom 5.7m² comprising of bath with shower over, wash basin and WC

Bathroom 11m² comprising of walk-in shower, roll top bath, wash basin and saniflo WC

Second floor :

bedroom 23m² with a wash basin.

Loft space 73m²

Outside :

Two further rooms of 15.5m² and 12m² with access direct to the street and to the court yard.

Boiler room

Court yard

This property benefits from town gas central heating and double glazing.

Villefagnan is a charming French commune located in the Charente department in the Nouvelle-Aquitaine region. Several other towns and villages around this locality contribute to the cultural and historical richness of the region. Here are the five towns closest to Villefagnan: Ruffec is a small town located about 9 kilometres north-west of Villefagnan. It is known for its Saint-André church, a Gothic building that attracts architecture enthusiasts. The town also offers a pleasant living environment with its shops, services and weekly market. About 20 kilometres south-west of Villefagnan, Chef-Boutonne is a picturesque town that takes its name from the