

Pretty house to renovate with barn and land, ideally located in the market town of Villebois-Lavalette.



INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	4
Bath:	1
Floor:	225 m2
Plot Size:	2500 m2

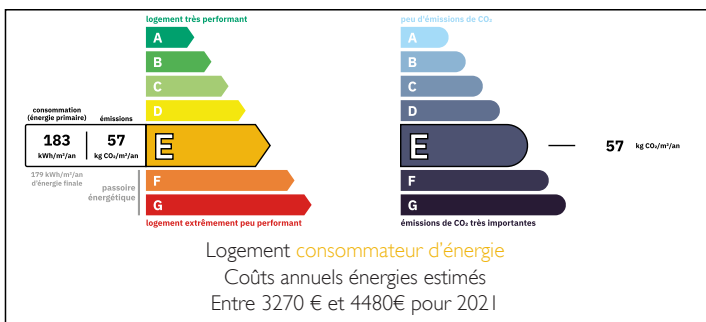


IN BRIEF

Lovely location and close to all amenities for this pretty 4-bedroom family home of almost 225m2. It also has a pretty private garden to the rear of almost 500m2, as well as another house to renovate of almost 78m2 and a magnificent stone barn of almost 260m2, surrounded by beautiful wooded grounds.



ENERGY - DPE



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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 market town of VILLEBOIS-LAVALLETTE, this former convent of almost 225m², in need of renovation, offers spaciousness and character. There are:

Ground floor:

ENTRANCE 15m²

KITCHEN 17m²

UTILITY ROOM/WC 7m²

DINING ROOM with fireplace 27m²

LIVING ROOM with fireplace 37m²

VERANDA 13m²

First floor:

Large LANDING ROOM 14m²

BEDROOM 1: 17m²

BEDROOM 2: 23m²

BEDROOM 3: 26m² (with shower room)

BEDROOM 4: 25m²

BATHROOM WITH WC 5m²

CELLAR

To the rear:

Pretty garden of almost 500m² with a second house (approx. 70m²), not attached, to renovate on two levels: perfect for a liberal profession, a guest house or a gîte/air bnb project.

Pretty 260 m² barn with a garden planted with trees and not overlooked, lovely views.

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

Oil-fired central heating. Mains drainage.

ANGOULEME 23km away

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Information about risks to which this property is exposed is available on the G  orisques website :

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