

Country house with outbuildings and a lovely unobstructed view, on approximately 6,000 m<sup>2</sup> of land, 25 minutes

EXCLUSIVE



## INFORMATION

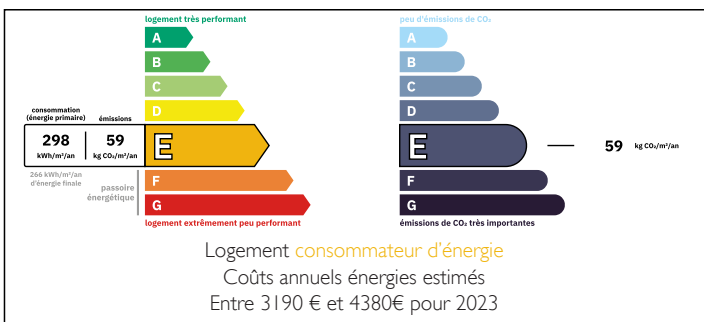
Town:	Villebois-Lavalette
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	6000 m <sup>2</sup>

## IN BRIEF

A charming stone house, situated in a quiet hamlet in the commune of Rognac, with 3 bedrooms, a study and outbuildings, set on approximately 6,000 m<sup>2</sup> of land (recently fitted with a new roof, septic tank and double glazing).



## 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

The house comprises:

Ground floor

- A large living room with a fireplace: 26m<sup>2</sup>
- A kitchen: 22m<sup>2</sup>
- 1 bedroom: 10.5m<sup>2</sup>
- Shower room + separate toilet: 6m<sup>2</sup>

First floor:

- 2 adjoining rooms: 12m<sup>2</sup> × 2
- 1 bedroom: 17m<sup>2</sup>
- 1 toilet
- 1 room in need of renovation: 17m<sup>2</sup>

An adjoining barn of 24m<sup>2</sup> and another outbuilding that could be used as a garage, featuring a bread oven, of approximately 24m<sup>2</sup>

Large plot of approximately 6,000m<sup>2</sup>, part of which is a garden and the rest meadow.

Situated in a quiet hamlet near Villebois Lavalette, 30 minutes from Angoulême and 5 minutes from the Dordogne

## NOTES

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