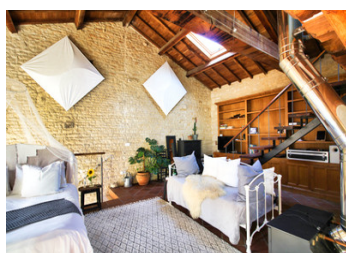


Luxury home with gite and pool, next to a beautiful castle and within walking distance to equestrian centre.

## EXCLUSIVE



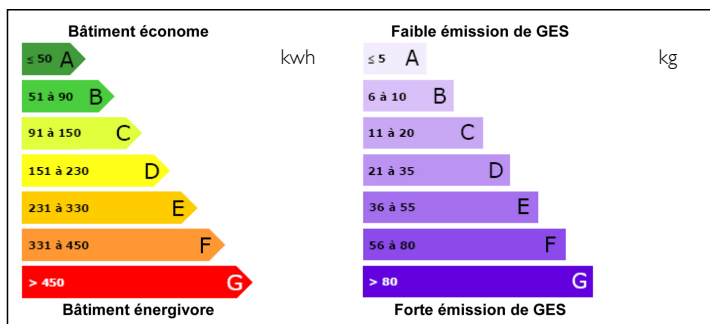
## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Barbezières |
| Department: | Charente    |
| Bed:        | 1           |
| Bath:       | 1           |
| Floor:      | 230 m2      |
| Plot Size:  | 770 m2      |

## IN BRIEF

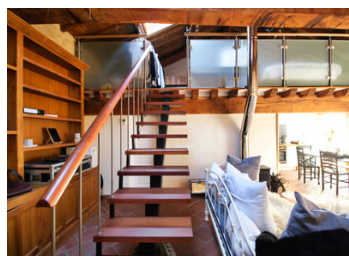
Stunning property, renovated with style in a beautiful location. The current habitable surface of the main house is 75m2. The gite is about 50m2. If the garages with the large wooden gates on the right are included, the habitable surface of the main house would be around 180m2. This beautiful space has been partly renovated and the current owner had plans to enlarge the habitable surface there. This high end, luxurious home offers loads of character as well as modern comforts such as underfloor heating. The roof has been completely renovated using high quality materials. The barns offer great potential. On the other side of the courtyard a plunge pool is being constructed as well as a gite. There is well maintained and popular equestrian centre on the other side of the hamlet.

## 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 main house offers a spacious living room with open plan kitchen and a shower room with toilet. The central staircase leads up to a mezzanine that is currently used as bedroom. There is plenty of opportunity to enlarge the habitable surface in all directions, depending on planning permissions. Stunningly spacious barns with high roofs offer a great potential. Perfect for storing classical cars.

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

## NOTES