

Superb 1850's property in the heart of Barbezieux - 5 bedrooms - Pool - Enclosed and mature garden of 2943m



INFORMATION

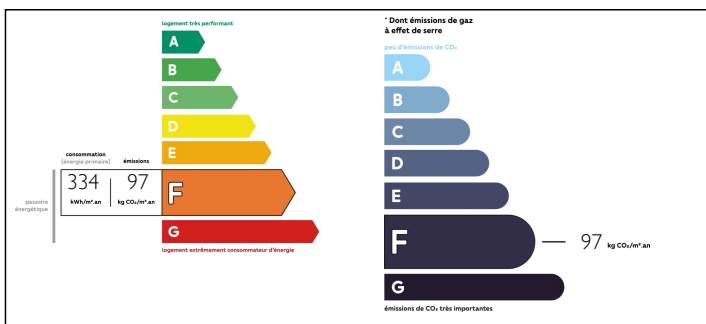
Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	5
Bath:	4
Floor:	404 m2
Plot Size:	2943 m2

IN BRIEF

Located in the heart of Barbezieux in the Charente department, this 270m² property offers large living spaces within a private living environment. Original elements such as cut stones, fireplaces and oak floors have been preserved. Composed on the ground floor of 2 entrance halls, a kitchen, a lounge, a living room, a library and a bathroom. Upstairs, 4 bedrooms, a shower room, a bathroom and a toilet. In the basement a large cellar of 108m². You will discover in its 3000m² mature garden a 30m² terrace, various fruit trees and century-old trees, an 12 x 5 salted pool, a well and a fountain. Separated from the main house, a second house of 132m² allows you to accommodate family or friends Close to all shops and schools. This house is sold with all its furniture.

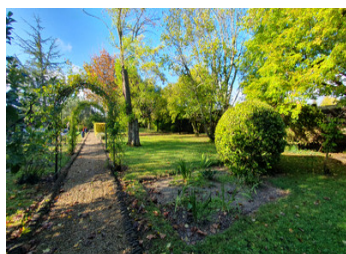
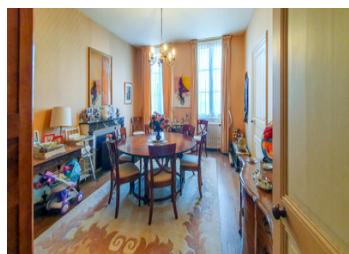


ENERGY - DPE



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: 2720 EUR

NOTES

DESCRIPTION

MORE PHOTOS AVAILABLE AND FLOOR PLAN UPON REQUEST

MAIN HOUSE - 270m²

GROUND FLOOR

Entrance hall - 12m²

Second entrance hall - 7m²

Living room - 23m²

Kitchen - 23m² with fireplace

Living room - 25m²

Library - 20m²

Bathroom - 12m² bath, sink and toilet

Cellar 7m²

FIRST FLOOR

Bedroom 1 - 32m²

Bedroom 2 - 31m²

Shower room - 5m²

Bedroom 3 - 16m²

Bedroom 4 - 23m²

Bathroom - 8m²

WC - 2m²

Landing 8m²

IN THE BASEMENT

Cellar - 108m²

SECOND HOUSE - 132m²

GROUND FLOOR

Bedroom / Living room - 22m²

Kitchen/Dining room - 21m²

Shower room - 4m² with shower, sink and toilet.

Adjoining a 18m² garage

FIRST FLOOR

Large living room - 75m² with its "Baron" billiard table included

ON THE SECOND FLOOR

Attic under the eaves - 23m²

OUTBUILDINGS

Workshop - 5m²