LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39019NIE16 Price: 291 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (275 000 EUR without fees)

Timeless Stone Beauty – Stylish 4/5-Bedroom Home in a Peaceful Setting Near Shops & Restaurants















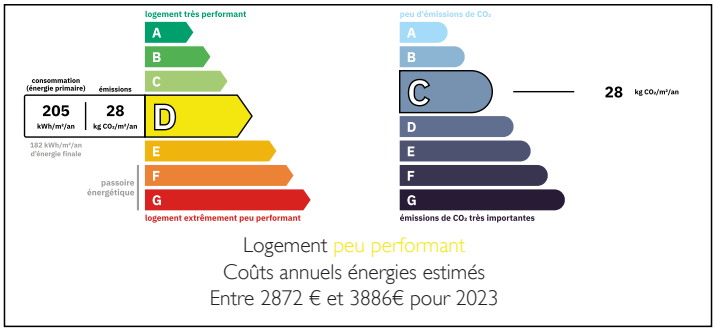
INFORMATION

Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	4
Bath:	3
Floor:	186 m2
Plot Size:	7419 m2

IN BRIEF

This charming 4/5-bedroom home in Barbezieux-Saint-Hilaire offers the perfect mix of character, comfort, and location. Fully renovated and set on a generous 7,335 m² plot, the property features a bright open-plan kitchen/dining room, three ground-floor bedrooms, and a magnificent master suite upstairs. Nestled at the end of a quiet lane, the home is just a short walk from local shops, restaurants, and weekly markets. With Angoulême, Cognac, and Bordeaux all within easy reach, this is a rare opportunity to enjoy peaceful countryside living with every amenity close at hand.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2872 € et 3886€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1350 EUR**

NOTES

DESCRIPTION

Set in a peaceful residential lane on the edge of Barbezieux-Saint-Hilaire, this beautifully renovated 4/5-bedroom home offers 186 m² of character-filled living space across two floors, with tasteful upgrades and a practical layout designed for modern family life.

The focal point of the house is a bright and welcoming 49 m² open-plan kitchen and dining room, flooded with natural light—ideal for entertaining or everyday meals.

This opens into a warm and inviting 30 m² living room, perfect for relaxing. The 9.36 m² utility room is conveniently located nearby and offers ample space for laundry and storage.

The ground floor includes:

A 13.5 m² bedroom with views onto the garden
A 20 m² bedroom with space for a king-size bed and furniture
A 9 m² third bedroom, ideal as a child's room or guest space
A 7 m² office/study, which could serve as a fifth bedroom
A 3 m² shower room with WC
A 3 m² family bathroom with WC

Upstairs, you'll find the spectacular 33 m² master bedroom, featuring exposed stonework, wood flooring, and vaulted ceilings. The adjoining 20 m² bathroom is a true retreat, offering a freestanding tub, walk-in shower, and double vanity.
Set on a large plot, the home includes landscaped gardens, mature trees, and charming stone outbuildings.

Just across the quiet lane lies an optional 1,065 m² building plot, available by separate negotiation—ideal for a guest house, studio, or future investment (subject to permissions).