LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43759SR16 Price: 235 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (220 000 EUR without fees)

Stunning 7-room character cottage with 1,433m of private gardens in Barro















INFORMATION

Town:	Barro
Department:	Charente
Bed:	4
Bath:	1
Floor:	190 m2
Plot Size:	1433 m2

IN BRIEF

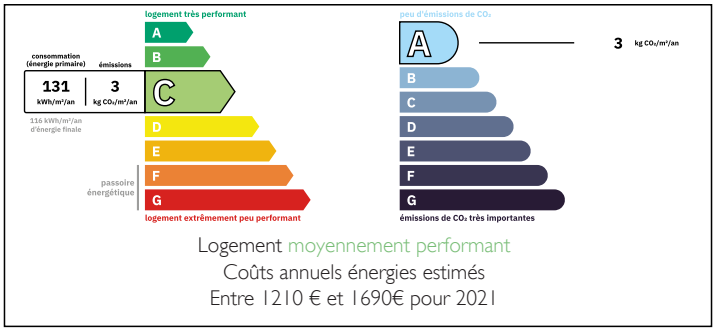
Located in a peaceful setting close to Ruffec and main transport routes, this beautiful stone Charentaise house of approximately 195 m² will win you over with its authenticity and generous volumes. You will be charmed by its bright living areas, its cosy lounge with fireplace, and its stunning "cœurs de demoiselles" floor, a true feature full of character.

Offering several bedrooms and spacious interiors, it is ideal for a large family or a couple seeking comfort and charm.

Set on a landscaped plot of over 1,400 m² with outbuildings, it combines a pleasant living environment with great potential.

A real gem for lovers of character properties.
Don't miss this opportunity.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1210 € et 1690€ pour 2021

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:	**1300 EUR**

NOTES

DESCRIPTION

Charming 7-Room Charentaise Stone House – 195 m²

Located in a peaceful residential setting just 5 km from Ruffec and 3 minutes from the N10 (Angoulême in 35 mins), discover this authentic Charentaise stone home. Spanning approximately 195 m², it perfectly blends historic charm with generous living spaces.

Interior Features
The entrance opens into a warm and inviting living area, featuring an open-plan kitchen and dining room(27,8m²).
The lounge, (19,05m²) cozy and welcoming with its open fireplace, is highlighted by a magnificent "cœurs de demoiselles" pebble floor—a true signature of traditional local craftsmanship.

The Sleeping Quarters (First Floor):

Three comfortable bedrooms (11 m², 11,6 m², and 12,85 m²).

A modern family bathroom equipped with both a walk-in shower and a bathtub (11,8m²).

Flexible Living Space:
The property includes a second, light-filled independent wing, ideal for a home office, an artist's studio, or a professional suite. It features large openings onto the flowering garden (41,8m²)and a mezzanine divided into two areas, including a (18,8 m²) bedroom with its own washbasin.

Practical Spaces:

Back-kitchen with laundry facilities.

Dedicated boiler room.

Grounds & Outbuildings
Set on 1,433 m² of beautifully landscaped grounds