LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45697PTO16 Price: 147 150 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)

Single-Storey Stone House with Spacious Garden Near Swimming Lake

EXCLUSIVE







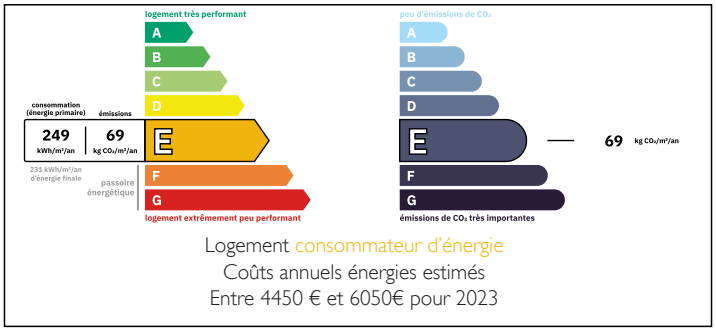








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4450 € et 6050€ pour 2023

INFORMATION

Town:	Barbezières
Department:	Charente
Bed:	4
Bath:	1
Floor:	135 m2
Plot Size:	2588 m2

IN BRIEF

Single-Storey Stone House with Spacious Garden Near Swimming Lake

This beautiful single-storey stone house offers the perfect blend of character, comfort, and countryside living. Set within a spacious garden, the property provides generous outdoor space for relaxing, entertaining, gardening, or enjoying long summer evenings.

Inside, the house features four bedrooms, a new kitchen, a welcoming living room, a shower room, and a separate toilet. The entire house is arranged on one ground-floor level, offering a practical and comfortable layout while preserving the charm of traditional stone construction.

The property also benefits from a garage, providing useful parking or storage space.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45697PTO16 Price: 147 150 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)







DESCRIPTION

A major highlight is the location: the house is close to a lovely swimming lake with a summer restaurant, ideal for warm-weather leisure, family days out, and lakeside dining. The nearest town is only 10 minutes away, offering a selection of bars, shops, and restaurants for everyday convenience.

Room dimensions:

Kitchen: 27.4 m²
Living room: 29.7 m²
Bedroom 1: 15.5 m²
Bedroom 2: 14.4 m²
Bedroom 3: 14.5 m²
Bedroom 4: 13 m²
Boiler room: 14.5 m²
Shower room: 6,5 m²
Garage: 31 m²
Separate toilet: present

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr