

Beautiful countryside property with many outbuildings and land. 7km from BARBEZIEUX.



INFORMATION

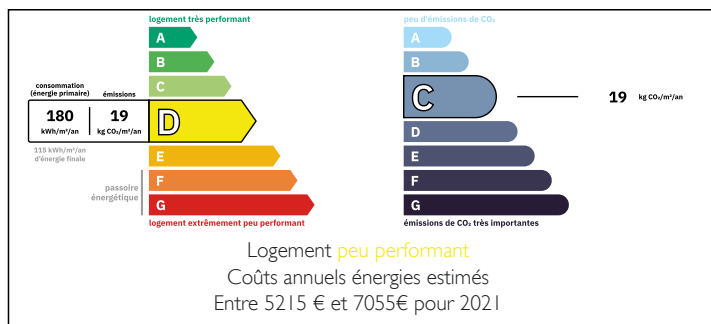
Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	5
Bath:	2
Floor:	290 m2
Plot Size:	6000 m2



IN BRIEF

Beautiful character for this old property with a total of: 5 bedrooms, spacious living rooms, kitchen, office, two bathrooms.. Lovely land with many outbuildings, quiet surroundings..

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: 422 EUR

NOTES

DESCRIPTION

This country property, with its numerous outbuildings, easily allows for any project such as a gîtes or freelance business, or even a large family home.

It is accessed through a large gate leading into the park, which leads onto the main entrance door of the house.

The main house consists of:

- a spacious 22m² entrance HALL leading to the ground floor rooms:
- a 40m² LIVING ROOM
- a 40m² DINING ROOM
- a 30m² KITCHEN
- access to a 16m² BEDROOM / SHOWER ROOM area
- an 8m² PANTRY
- a 17m² OFFICE
- a 7m² CELLAR

The staircase from the hall leads upstairs:

- BEDROOM 1 of 16m²
- BEDROOM 2 of 17m²
- BEDROOM 3 of 16m²
- BEDROOM 4 of 17m²
- a 6m² BATHROOM / WC
- access to the attic

The ATTIC offers a beautiful, fully usable space of nearly 90m²: great height under the beams, ideal for a dormitory, loft, or a playroom.

A few meters from the house, there is a small 26m² outbuilding with a kitchen, which could become a small guesthouse or a pool house.

Numerous barns complete the property.

The wooded land of nearly 6,000 m² surrounding the property offers complete privacy.