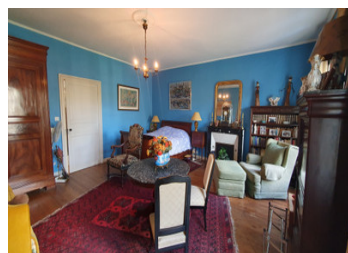
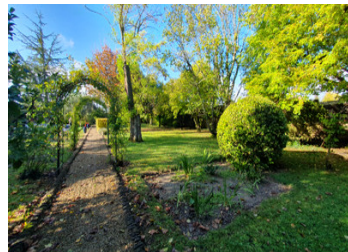


Character 1850's property with separate guest house, pool and mature garden, walking distance to shops.



INFORMATION

Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	5
Bath:	4
Floor:	404 m ²
Plot Size:	2943 m ²

IN BRIEF

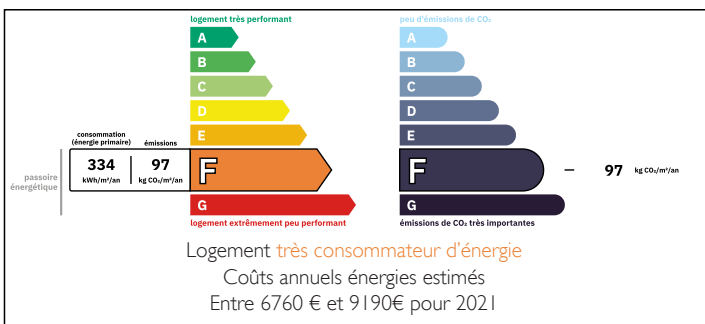
Exceptional 19th-Century Maison de Maître in the heart of Barbezieux Charente. This property offers spacious living areas within a green setting. Original features, including the beautiful stonework, elegant fireplaces, and rich, solid oak parquet floors are reminiscent of its history.

The ground floor welcomes you with two entrance halls, providing easy access to the various living spaces. A large kitchen, complete with a stone fireplace, a living room perfect for entertaining, a cozy living room also with a stone fireplace, a library providing a quiet haven for reading and relaxation as well as a bathroom.

Upstairs, 4 bedrooms, a shower room, a bathroom, and a separate WC. Below, a substantial 108m² cellar provides ample storage.

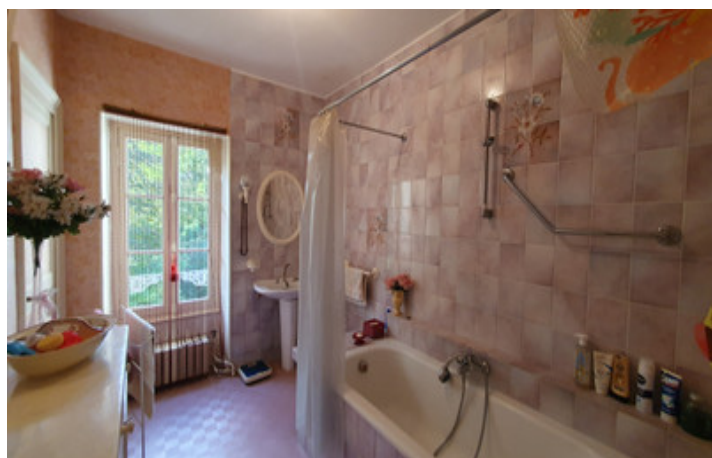
The landscaped garden of 3000m² with a terrace of

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.



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 open fireplace

Living room - 25m² with open fireplace

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

LOCAL TAXES

Taxe foncière: **2862 EUR**

Taxe habitation: **EUR**

NOTES