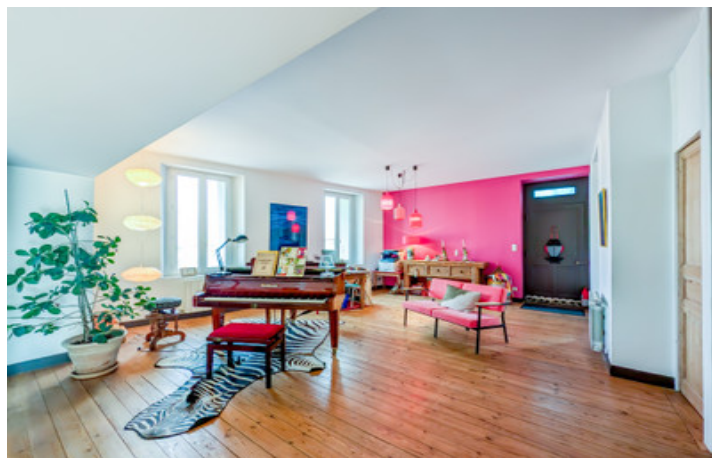
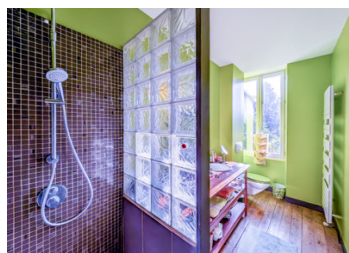


Bourgeois property 1897 - 5 bedrooms - 2 Garages - Garden - Studio - Close to all amenities



INFORMATION

Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	5
Bath:	4
Floor:	340 m2
Plot Size:	1572 m2



IN BRIEF

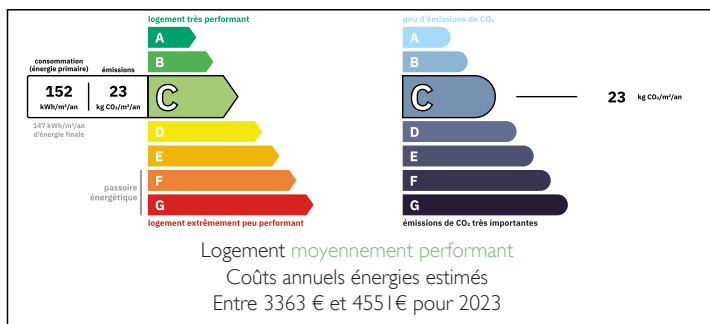
Located in the heart of Barbezieux and close to all amenities, this magnificent property comprising 2 houses has been carefully renovated, combining fluidity, modernity and charm while retaining its original character.

On the street level you access a large entrance hall with its period tiles, a studio with a separate entrance, a boiler room, a storage room, 2 garages and 1 cellar.

On the garden level, you will discover a large open and bright living space comprising a living room, relaxation area, dining room and kitchen with access to the terrace and garden. Also an office, a laundry room and a toilet.

On the first floor: 3 bedrooms including 1 master suite with dressing room and shower room, another shower room, a toilet and an office/bedroom.

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:	3919 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

MORE PHOTOS AND FLOOR PLAN ON REQUEST

STREET LEVEL

Entrance hall - 24m² with period tiles

Pantry - 10m²

Boiler room - 27m²

Studio - composed of a bedroom, kitchen and shower room - separate entrance - 22m²

Access to the 2 garages - 28m² and 29m² - Electric doors

Cellar - 16m²

GARDEN LEVEL

First living room - 24m² - sliding door to separate this space

Second living room - 23m²

Kitchen / Dining room - 45m² with wood stove

Office or bedroom - 15m²

Laundry room - 8m²

WC and storage - 6m²

SECOND FLOOR

Master bedroom - with dressing room 25m² and bathroom - 5m² composed of 2 sinks, toilet and Italian shower

Bedroom 3 - 12m²

Bedroom 4 - 25m²

Bathroom - 4m² shower and sink

Bedroom / Office - 8m²

WC - 2m²

Landing

THIRD FLOOR

Bedroom 5 - 24m²

EXTERIOR

Terrace

Fenced and wooded garden

TECHNICAL INFORMATION

Energy rating C

2 Solar panels for hot water production