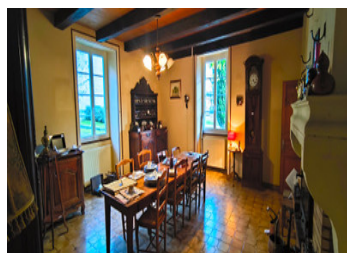


Large family house with outbuildings and land, in the south Charente, in the heart of the village 35 km from A



INFORMATION

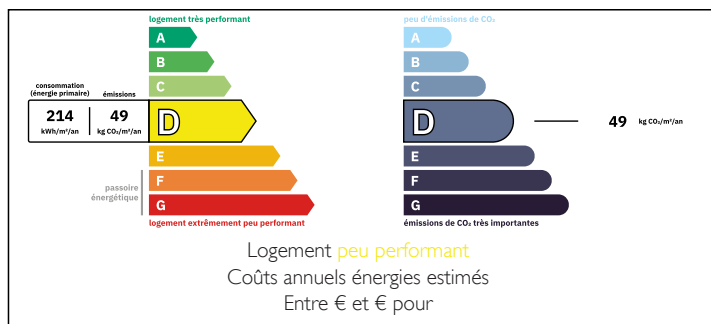
Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	1000 m2



IN BRIEF

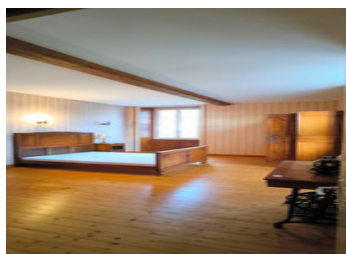
House of 230m² of living space with 5 bedrooms and large living rooms, as well as an independent barn of 145m² with roof redone in 2020, located in the village of DEVIAT near Barbezieux, with parking spaces and adjoining shops.

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: 1450 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming and large property is quietly located in a village of South Charente and consists on the ground floor:

- an entrance hall on the street side (14.9m²) facing south so very bright and warm
- opening onto a large living room of 28.8m²
- and a dining room of 30m² with wood insert

From the dining room there is access:

- to the kitchen of 20.9m²
- has another entrance hall on the north side of 9.3m² with access to the cellar (15m²), workshop (4.6m²) and WC (1.8m²)
- exit from the house on the south side in the inner courtyard there is a room with fireplace of 15m², the boiler room of 14m² and a floor of 30m² then
- a barn of 145m² with a roof redone in 2020
- giving access to the garden of about 1000m² with another small outbuilding (small building)

The front door opens onto a majestic staircase giving access to the 1st floor comprising:

- A corridor of 13m², another of 10m²
- A shower room of 3.5m²
- A dressing room of 11.6m²
- A south-facing bedroom with cupboards of 20.3m²
- A second south-facing bedroom of 19.1m² with WC of 1.7m² and bathroom of 5.6m²
- A third west-facing bedroom of 11.6m²
- A hallway of 3.8m² leading to a fourth bedroom facing north of 10.3m²
- And a fifth bedroom facing north of 13.5m²

On the 2nd floor, attic space of 85m², access by the staircase in perfect condition

The floor to the floor is original throughout the house, in very good condition, the house is very well insulated with...