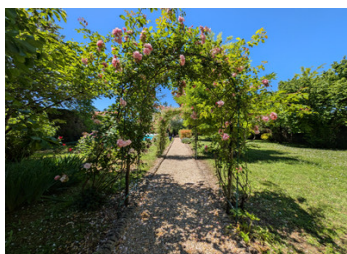


Elegant Character Home with Guest House, Pool & Mature Gardens, walking distance to all amenities in Charente



INFORMATION

Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	5
Bath:	4
Floor:	404 m2
Plot Size:	2943 m2

IN BRIEF

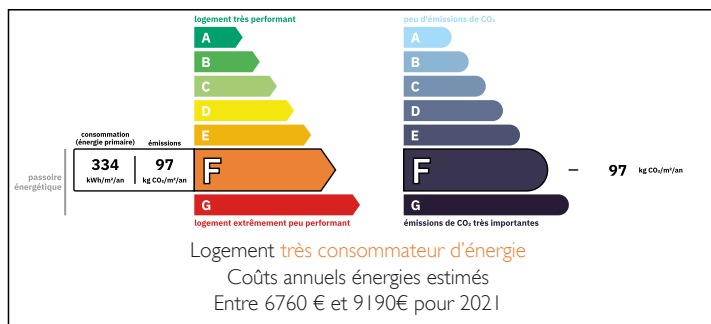
Located in the heart of Barbezieux-Saint-Hilaire in Charente and within walking distance of shops and amenities, this beautiful 19th-century property offers a rare combination of character, space and relaxed French living.

Set behind its original gates, the property enjoys mature landscaped gardens of almost 3,000 m², complete with fruit trees, a saltwater swimming pool and several peaceful outdoor spaces ideal for entertaining and enjoying long summer days.

The main house retains many charming original features including stone fireplaces, oak parquet flooring and elegant period details throughout.

The ground floor offers a welcoming layout with a traditional kitchen complete with a stone fireplace, a dining room, an elegant living room also with a stone fireplace, a charming library as well as a bathroom.

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

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Upstairs, four spacious bedrooms and two shower rooms provide comfortable accommodation for family and guests.

A separate guest house adds excellent flexibility, perfect for hosting friends and extended family while maintaining privacy.

The terraces, pool and mature gardens create a wonderful outdoor lifestyle setting, rarely found so close to local amenities.

An ideal family home or elegant French second home offering charm, privacy and generous living space. 30mn from Angoulême, 1h from Bordeaux and the Atlantic coast.

More photos are available upon request as well as the floor plans

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

LOCAL TAXES

Taxe foncière: 2862 EUR

NOTES