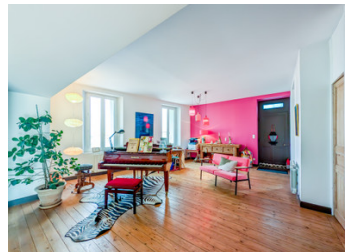


1897 stunning property with 5 bedrooms and a 2000m<sup>2</sup> mature garden close to all amenities



## INFORMATION

Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	5
Bath:	4
Floor:	305 m <sup>2</sup>
Plot Size:	2128 m <sup>2</sup>



## IN BRIEF

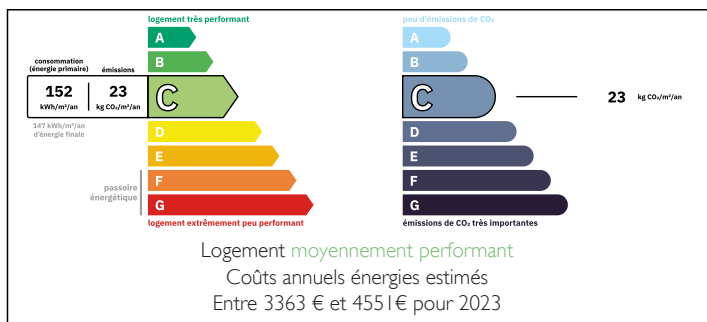
Located in the heart of Barbezieux and close to all amenities, this superb 305m<sup>2</sup> property with its elegant brick facade has been carefully renovated to combine fluidity, modernity, and charm while preserving its original character. Just 30 minutes from Angoulême and Cognac, and 1 hour from Bordeaux.

On the street level, you access a large entrance hall with period tiles, a studio with a separate entrance, a boiler room, a pantry, two garages, and a cellar.

On the garden level, you will discover an open-plan and bright living space comprising a living room, a sitting room, a dining room, and a kitchen with access to the terrace and the 2,100m<sup>2</sup> garden. There is also an office, a laundry room and a toilet.

On the first floor: 3 bedrooms, including a master suite with a dressing room and shower room, another shower...

## 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 AND FLOOR PLAN ON REQUEST

### TECHNICAL INFORMATION

Energy Performance Certificate (DPE C)

Central heating: gas condensing boiler (brand new) and fireplace with wood-burning stove in the dining room/kitchen

2 solar panels for hot water production

Mains drainage

Water softener

Central vacuum system

Double glazing

2 garages: electric doors

Fiber

### STREET LEVEL

Entrance hall - 24m<sup>2</sup> with period tiles

Pantry - 10m<sup>2</sup>

Boiler room - 27m<sup>2</sup>

Studio - composed of a bedroom, kitchen and shower room - separate entrance - 22m<sup>2</sup>

Access to the 2 garages - 28m<sup>2</sup> and 29m<sup>2</sup> - Electric doors

Cellar - 16m<sup>2</sup>

### GARDEN LEVEL

First living room - 24m<sup>2</sup> - sliding door to separate this space

Second living room - 23m<sup>2</sup>

Kitchen / Dining room - 45m<sup>2</sup> with wood stove

Office or bedroom - 15m<sup>2</sup>

Laundry room - 8m<sup>2</sup>

WC and storage - 6m<sup>2</sup>

### SECOND FLOOR

Master bedroom - with dressing room 25m<sup>2</sup> and bathroom - 5m<sup>2</sup> composed of 2 sinks, toilet and Italian shower

Bedroom 3 - 12m<sup>2</sup>

Bedroom 4 - 25m<sup>2</sup>

Bathroom - 4m<sup>2</sup> shower and sink

Bedroom / Office - 8m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **3919 EUR**

Taxe habitation: **EUR**

## NOTES