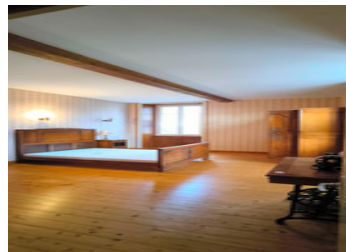
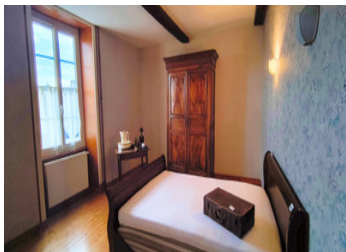
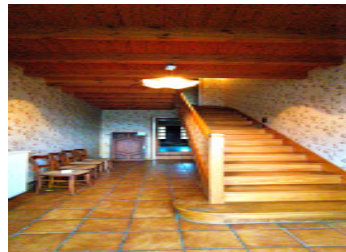


Large family house with outbuildings and land in the heart of a village 35 km from Angoulême



INFORMATION

Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	5
Bath:	2
Floor:	230 m ²
Plot Size:	1767 m ²



IN BRIEF

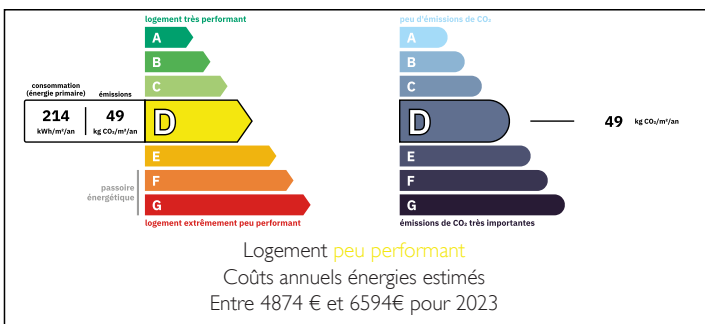
Set in the heart of the village of Deviat, just minutes from Barbezieux-Saint-Hilaire, this charming family home offers generous volumes, authentic character, and excellent potential in a peaceful rural setting.

The main house provides approximately 230 m² of living space, featuring five well-proportioned bedrooms and large, light-filled reception rooms, ideal for family life or entertaining. The layout offers flexibility and comfort, with plenty of space to adapt to your needs.

Complementing the property is an independent barn of 145 m², with the roof fully redone in 2020, offering exciting possibilities for conversion, storage, workshops, or professional use (subject to permissions).

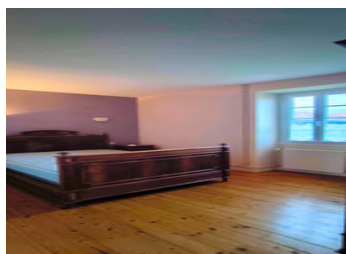
The property benefits from on-site parking and enjoys the convenience of adjoining local shops,

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.



DESCRIPTION

Ground floor

Upon entering from the street, a south-facing entrance hall (14.9 m²) bathed in natural light creates a warm and welcoming atmosphere.

It comprises:

A spacious 28.8 m² living room

A large 30 m² dining room with a wood-burning stove, ideal for entertaining

From the dining room, you have access to:

A 20.9 m² kitchen

A second entrance hall on the north side (9.3 m²) providing access to:

A cellar (15 m²)

A workshop (4.6 m²)

A separate WC (1.8 m²)

On the south side, the house opens onto a pleasant courtyard including:

A 15 m² room with a fireplace

A 14 m² boiler room

An additional 30 m² floor above

A large 145 m² barn (roof redone in 2020)

The barn provides access to a garden of approximately 1,000 m², complete with a small outbuilding.

LOCAL TAXES

Taxe foncière:

1450 EUR

NOTES

First floor

A majestic staircase leads to the sleeping area, comprising:

Two hallways (13 m² and 10 m²)

A shower room (3.5 m²)

A dressing room (11.6 m²)

A south-facing bedroom with built-in wardrobes (20.3 m²)

A second south-facing bedroom (19.1 m²) with a private toilet (1.7 m²) and bathroom (5.6 m²)

A third west-facing bedroom (11.6 m²)

A landing leading to: