

## Large Barn with a small garden to the rear close to St Jean D'Angely



## INFORMATION

Town:	Saint-Hilaire-de-Villefranche
Department:	Charente-Maritime
Bed:	0
Bath:	0
Floor:	122 m2
Plot Size:	30 m2



## IN BRIEF

Set in a rural setting, this spacious barn offers a unique opportunity to create a character-filled home or versatile workspace. The structure boasts generous proportions, high ceilings, and exposed beams, providing a striking canvas for renovation or conversion projects with the appropriate permissions.

Natural light filters through existing openings, enhancing the sense of openness and highlighting the barn's rustic charm. The solid framework and traditional materials give it both durability and timeless appeal.

To the rear of the barn, a small garden adds an outdoor element. Ideal for relaxing, gardening, or small gatherings, the space complements the property without demanding extensive upkeep. Whether you envision a countryside retreat, an artist's studio, or a distinctive family home, this barn and its accompanying garden present endless

## ENERGY - DPE

DPE not required.

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

Barn- 122m2 with concrete floor, electricity and water conected.

Garden- 30m2 with small abri.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES