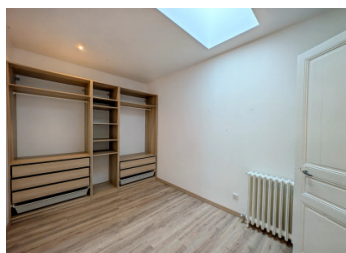


Character Loft with Independent Apartment and Development Potential in the Heart of Barbezieux



INFORMATION

Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	232 m2



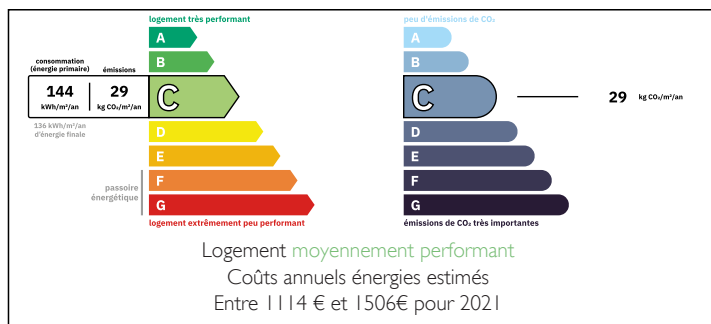
IN BRIEF

Just a short walk from the shops, cafés and restaurants of Barbezieux, this beautiful former slipper factory has been transformed into an exceptional lifestyle property combining industrial character with contemporary comfort.

Behind its recently restored stone façade lies an impressive 110 m² loft, a fully independent apartment and extensive ground-floor accommodation offering exciting development opportunities.

Whether you are looking for a spacious family home, an investment property, a home with rental income or somewhere to combine living and working, this unique property offers remarkable flexibility.

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: 2008 EUR

NOTES

DESCRIPTION

The bright loft features generous open-plan living spaces, three bedrooms, a principal suite with dressing room, a mezzanine and a lovely terrace overlooking the enclosed garden.

The independent apartment, currently rented, has its own private entrance and is ideal for long-term rental, holiday accommodation or welcoming family and friends.

On the ground floor, a large garage and several additional rooms offer excellent potential to create further accommodation, workshops, offices or additional living space (subject to any necessary permissions). Plans available

Located in the very centre of Barbezieux, all shops, restaurants, schools and everyday amenities are within easy walking distance—an increasingly sought-after feature for both French and international buyers.

Further details about the layout of the property will be found below :

Accessed via the garage, the impressive loft offers approximately 110 m² of stylish living space.

The heart of the home is the spacious open-plan living area, where generous volumes, high ceilings and a fully fitted kitchen combine to create a bright and contemporary living environment. Large glazed openings lead directly onto an attractive raised terrace, providing a seamless extension of the living space and an ideal setting for outdoor dining or relaxing.

The accommodation includes three bedrooms, including a principal suite with a dressing room, a family bathroom with both bath and separate shower, and a charming mezzanine that enhances the character and sense of space.

The renovation successfully blends contemporary