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## Old Farmhouse In A Green Setting in Charente

**Barbezieux-Saint-Hilaire , Charente , Nouvelle Aquitaine**



**€378,000**

**inc. of agency fees**

**3 Beds   2 Baths   170 sqm   1.08 ha**

GRANDE-CHAMPAGNE -  
Between Barbezieux and  
Segonzac (16) - Old farmhouse  
built on 10,840 m2 of land with  
fenced meadows for horses....

### At a Glance

**Reference** MFH-CLM05746

**Bed** 3

**Land** 1.08 ha

**Near to** Barbezieux-Saint-  
Hilaire

**Bath** 2

**Pool** No

**Price** €378,000

**Hab.Space** 170 sqm

**Land Tax** N/A

### Property Description

GRANDE-CHAMPAGNE - Between Barbezieux and Segonzac (16) - Old farmhouse built on 10,840 m<sup>2</sup> of land with fenced meadows for horses. The environment is very pleasant, with no close neighbors. The Charente stone house of approximately 170 m<sup>2</sup> of living space is very welcoming.

There is a typical and special atmosphere of our beautiful Charentaise residences. Entrance onto stairs, kitchen with beautifully crafted cooktop, living room with wood stove. Shower room and service entrance.

Upstairs, the landing leads to two bedrooms and a suite with a very spacious antechamber and a beautiful, bright bathroom. Large outbuildings surround the residence and form an enclosed courtyard. Cellars, stables but also an old house to rehabilitate offer superb potential.

A large building with box at the entrance to the property is perfect for the horseman. It gives access to the courtyard via a porch with a huge motorized door. How beautiful this countryside is, rich in terroir.

It is a true haven of peace.

Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	2
Price	€378,000

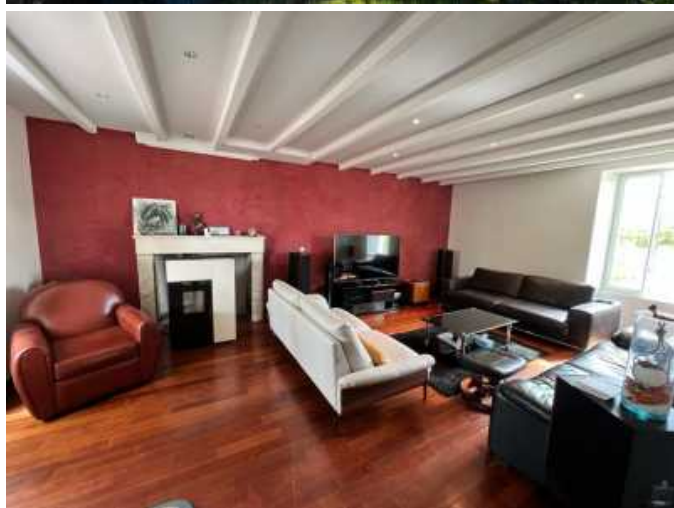
Key Information

Year Built:	1890
Internal Area:	170 sqm
Land Area:	1.08 ha

Location: Nouvelle Aquitaine



## Gallery













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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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