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## Town House Renovated in Charente

**Baignes-Sainte-Radegonde , Charente , Nouvelle Aquitaine**



**€175,300**

**inc. of agency fees**

**5 Beds   1 Baths   220 sqm   0.12 ha**

BAIGNES (16) - 15 min south of  
BARBEZIEUX - Old house to  
renovate with its outbuildings  
built on enclosed grounds of  
1185 m2....

### At a Glance

**Reference** MFH-CLM05974

**Bed** 5

**Land** 0.12 ha

**Near to** Baignes-Sainte-  
Radegonde

**Bath** 1

**Pool** No

**Price** €175,300

**Hab.Space** 220 sqm

**Land Tax** N/A

### Property Description

BAIGNES (16) - 15 min south of BARBEZIEUX - Old house to renovate with its outbuildings built on enclosed grounds of 1185 m<sup>2</sup>. Attached barn of around 70 m<sup>2</sup> used as a garage and storeroom of 16m<sup>2</sup>. The house is well located, schools and services on foot.

The sported ground is very pleasant, rounded off by stone walls. The house offers approximately 223 m<sup>2</sup> of living space. In its old juice, it is perfect for lovers of authenticity.

A part of approximately 40 m<sup>2</sup> has been renovated on the ground floor as independent accommodation: fitted kitchen, bedroom and living room close to the existing bathroom. Through entrance with superb central staircase. Large kitchen with fireplace on the garden side and beautiful living room.

Upstairs 4 large bedrooms and 3 of them have a fireplace. Attic usable on the barn part. Electric heating and insert.

Garden sheds, animal roof and well.

Very nice set with undeniable cachet. EXCLUSIVE

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€175,300

Key Information

Year Built:	1900
Internal Area:	220 sqm
Land Area:	0.12 ha

Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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