

# **Town House Renovated in Charente**

Baignes-Sainte-Radegonde, Charente, Nouvelle Aquitaine



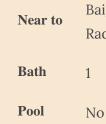


**5** Beds **1** Baths **220** sqm **0.12** ha

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



Baignes-Sainte-Radegonde 1 Price€175,300Hab.Space220 sqmLand TaxN/A

#### **Property Description**

BAIGNES (16) - 15 min south of BARBEZIEUX - Old house to renovate with its outbuildings built on enclosed grounds of 1185 m2. Attached barn of around 70 m2 used as a garage and storeroom of 16m2. 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 m2 of living space. In its old juice, it is perfect for lovers of authenticity.

A part of approximately 40 m2 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		Key Information	
Property type:	House	Year Built:	1900
Bedrooms:	5	Internal Area:	220 sqm
Bathrooms	1	Land Area:	0.12 ha
Price	€175,300		

# Location: Nouvelle Aquitaine



## Gallery







































THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

### Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-

house.com.

#### **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours 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 calling 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.

#### Testimonials

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved