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## Townhouse With Large Garden in Charente

Barbezieux-Saint-Hilaire , Charente , Nouvelle Aquitaine



**€450,000**

inc. of agency fees

5 Beds   2 Baths   340 sqm   0.21 ha

BARBEZIEUX (16) - Ideally located, schools and services on foot. This large bourgeois house is distinguished by its elegant brick...

### At a Glance

**Reference** MFH-CLM05934

**Bed** 5

**Land** 0.21 ha

**Near to**

Barbezieux-Saint-Hilaire

**Bath** 2

**Pool** No

**Price** €450,000

**Hab.Space** 340 sqm

**Land Tax** N/A

### Property Description

BARBEZIEUX (16) - Ideally located, schools and services on foot. This large bourgeois house is distinguished by its elegant brick facade. It has been the subject of a careful renovation covering more than 300 m2 of living space.

The current owners have managed to bring together two old houses to gain volume but also land area. Around 2100 m<sup>2</sup> in the city center It is perfect for welcoming a family. On the first floor and on the garden level, the volumes of the living room open to each other over more than 100 m<sup>2</sup>.

We benefit from a lounge area, an office and a compartmentalized music area. The living room with open kitchen is bathed in light from the huge bay window. It offers direct access to the garden and the terrace.

On the upper levels, five bedrooms including a suite and three bathrooms. The ground floor consists of a large central entrance hall with dressing room. It distributes the two garages, the laundry room and the cellar.

It also communicates with the independent studio with kitchen area and bathroom. It has its own street entrance. Town gas central heating.

Solar water heater. Very good insulation. This residence is attractive, full of character.

Contemporary in spirit and modular, it offers many possibilities to find all the privacy necessary for family life. The wooded garden adds appeal as it is pleasant and well exposed.

It is accessible via a back street. In a building zone, this land reserve is very interesting and can only increase in value. Garden shed with kennel.

It is possible for those who need more space to acquire two adjoining buildings, one of which has commercial premises. It is ideal for a professional activity or a rental investment or simply to expand. The location is excellent.

Superb performances

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€450,000

Key Information

Year Built:	1897
Internal Area:	340 sqm
Land Area:	0.21 ha

Location: Nouvelle Aquitaine



## Gallery













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