

[Click to view MFH-CLM05934](#)

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 m2 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 m2.

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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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 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 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

great service
fast transfers

send money abroad 24/7

excellent rates