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## LONGERE RENOVATED with OUTBUILDINGS in Charente

Baignes-Sainte-Radegonde , Charente , Nouvelle Aquitaine



# €212,500

inc. of agency fees

3 Beds    1 Baths    170 sqm    0.3 ha

5 min south of BAIGNES - In a quiet hamlet, renovated Charente farmhouse of approximately 170 m2 of living space on one level...

### At a Glance

**Reference** MFH-CLM06085  
**Bed** 3  
**Land** 0.3 ha

**Near to** Baignes-Sainte-Radegonde  
**Bath** 1  
**Pool** No

**Price** €212,500  
**Hab.Space** 170 sqm  
**Land Tax** N/A

### Property Description

5 min south of BAIGNES - In a quiet hamlet, renovated Charente farmhouse of approximately 170 m2 of living space on one level built on an enclosed and wooded plot of approximately 3000 m2. Entrance, living room with fireplace, very beautiful living room with open kitchen fitted out in the old adjoining outbuilding.

It is very bright thanks to the two bay windows.

Back kitchen, large laundry room/boiler room/cellar, three bedrooms, bathroom and office. Oil central heating and underfloor heating in the living room. Double-glazed joinery.

Insulated attic partly convertible. Workshop, garage, woodshed/kennel. The barbecue area and the well are covered by a lean-to.

It is charming Individual sanitation. Roofing work is to be expected, estimate drawn up. The large terrace accessible from the bay windows allows you to make the most of the garden.

This building has character, it is easy to live in. It offers a privileged living environment, you feel good there.

**EXCLUSIVITY**

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€212,500

## Key Information

Year Built:	1900
Internal Area:	170 sqm
Land Area:	0.3 ha

## Location: Nouvelle Aquitaine



## Gallery









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**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.

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