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## 18th century RESIDENCE WITH VIEW in Charente

**Brie-sous-Barbezieux , Charente , Nouvelle Aquitaine**



# €566,800

inc. of agency fees

3 Beds   1 Baths   208 sqm   0.19 ha

10 min east of BARBEZIEUX -  
Between ANGOULEME and  
BORDEAUX - Renovated 18th  
century residence with garden and  
outbuildings. It...

### At a Glance

**Reference** MFH-CLM05568  
**Bed** 3  
**Land** 0.19 ha

**Near to** Brie-sous-  
Barbezieux  
**Bath** 1  
**Pool** No

**Price** €566,800  
**Hab.Space** 208 sqm  
**Land Tax** N/A

### Property Description

10 min east of BARBEZIEUX - Between ANGOULEME and BORDEAUX - Renovated 18th century residence with garden and outbuildings.

It offers approximately 208m<sup>2</sup> of living space and pleasant landscaped grounds of 1927m<sup>2</sup>. As soon as you enter, the cozy atmosphere is essential. The fitted kitchen with fireplace, vegetable garden and stone sink blends perfectly with the old lime-rendered walls.

This centerpiece is extended by a veranda which dominates the garden.

It gives covered and heated access to the huge adjoining barn. The quality of the materials is undeniable, woodwork, oak floors and terracotta go together perfectly. Library lounge and dining room in a row.

On the main beam of the living room you can see an engraving from 1713 Two very large bedrooms and a bathroom allow you to live on one level. An original staircase serves an attic bedroom upstairs and two attics. The independent dovecote with its bread oven has been carefully fitted out over 30m<sup>2</sup> of living space.

It is ideal for entertaining the family and it is absolutely charming. A beautiful swimming pool surrounded by a terrace was recently built near the pool house.

Well. The view of the hillsides enhances this very old building, it is also listed in the inventory of the architectural heritage of the district of COGNAC. The porch and its pilaster decoration complete this magnificent set.

Charm, robustness, volumes, authenticity, view, this country house has it all.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€566,800

### Key Information

Year Built:	1700
Internal Area:	208 sqm
Land Area:	0.19 ha

### Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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