

[Click to view MFH-CLM05974](#)

Town House Renovated in Charente

Baignes-Sainte-Radegonde , Charente , Nouvelle Aquitaine



€175,300

inc. of agency fees

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

Near to Baignes-Sainte-Radegonde

Bath 1

Pool No

Price €175,300

Hab.Space 220 sqm

Land Tax N/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

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€175,300

Key Information

Year Built:	1900
Internal Area:	220 sqm
Land Area:	0.12 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