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## House Of Character in Charente

Barbezieux-Saint-Hilaire , Charente , Nouvelle Aquitaine



**€138,450**

inc. of agency fees

3 Beds   1 Baths   133 sqm   0.02 ha

BARBEZIEUX (16) City center. Ideally located in the heart of the city, this surprising bourgeois house exudes a lot of charm....

### At a Glance

Reference MFH-CLM06012

Bed 3

Land 0.02 ha

Near to Barbezieux-Saint-Hilaire

Bath 1

Pool No

Price €138,450

Hab.Space 133 sqm

Land Tax N/A

### Property Description

BARBEZIEUX (16) City center. Ideally located in the heart of the city, this surprising bourgeois house exudes a lot of charm. Facing south, the house offers approximately 133m<sup>2</sup> of living space and is very bright.

The first level includes the day rooms giving access to the garden.

On the first floor, three large bedrooms, bathroom and laundry room are available. The superb attic with its beautiful framework will be easily convertible to develop either additional bedrooms or work or entertainment spaces. The west wing is used as an outbuilding and has a surprising old drying room in its upper part, overlooking the garden and neighboring roofs.

Workshop/garage and boiler room on the street and cellar with well. The walled garden is a haven of peace.

Although habitable, this beautiful house will require updates in order to regain its proud appearance.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€138,450

### Key Information

Year Built:	1800
Internal Area:	133 sqm
Land Area:	0.02 ha

### Location: Nouvelle Aquitaine



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