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## Townhouse With Garden in Charente

Barbezieux-Saint-Hilaire , Charente , Nouvelle Aquitaine



**€170,000**

inc. of agency fees

5 Beds      259 sqm      0.15 ha

BARBEZIEUX (16) On the edge of town, close to all amenities, this large bourgeois house offers significant potential on nearly...

### At a Glance

Reference MFH-CLM06076

Bed 5

Land 0.15 ha

Near to Barbezieux-Saint-Hilaire

Pool No

Price €170,000

Hab.Space 259 sqm

Land Tax N/A

### Property Description

BARBEZIEUX (16) On the edge of town, close to all amenities, this large bourgeois house offers significant potential on nearly 260m<sup>2</sup> of living space. A first part raised on three levels includes a living room and an office on the ground floor and distributed over the two floors, five bedrooms and two bathrooms.

The rear part on one level provides a large living room of 42m<sup>2</sup> with fireplace, facing south with access to the garden and extended by a kitchen of 18m<sup>2</sup>.

This part has an attic that can be converted. One of the big assets of this property is its magnificent garden with trees of approximately 1,500m<sup>2</sup>, a real green setting; this protected space is an invitation to relax and gives the house a very pleasant setting.

It is completed by a small garage and a garden shed.

Although habitable, the whole house will require renovation work.

## Summary

Property type:	House
Bedrooms:	5
Price	€170,000

## Key Information

Year Built:	1900
Internal Area:	259 sqm
Land Area:	0.15 ha

## Location: Nouvelle Aquitaine



## Gallery









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