



STUNNING BARN CONVERSION WITH INDEPENDENT 2/3 BED GITE, POOL AND FURTHER OUTBUILDINGS FOR RENOVATION

STUNNING BARN
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INDEPENDENT 2/3 BED
GITE, POOL AND FURTHER
OUTBUILDINGS FOR
RENOVATION...



PROPERTY FACT FILE	
REFERENCE	A18128ANB16
PRICE	€ 768,500 £ 658,297* <small>*agency fees included: 6 % TTC to be paid by the buyer (725 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	522 m²
LAND	13945 m²
TOWN	Cognac
DEPARTMENT	Charente
LOCATION	Hamlet property
TYPE	Gîte, Bed and Breakfast
CONDITION	Excellent condition
FEATURES	Wheelchair friendly, Electricity on site, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Fully renovated to an exceptional standard
- Potential for gite or B&B
- Outbuilding with permission to convert to 3 gites
- Heated swimming pool
- 20 minutes from Cognac

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This beautifully converted barn in the heart of the Charente region, offers fabulous open plan living and has been finished to an exceptional standard. On the ground floor there is a fabulous open plan kitchen with vaulted ceiling and views onto the garden, living room and 2/3 bedrooms and games room which can be separated

DESCRIPTIF

Ground Floor

- Entrance hall (38.64m²) with log burner, staircase to mezzanine landing
- Utility room (14.35m²) with sink and WC
- Kitchen (98.34m²) with 4 large doors to garden terrace, fitted units, large island unit and hidden pantry (8.4m²)
- Living room (73.7m²) with log burner and doors to garden terrace
- Bar/ games room (42.15m²) with bar, wine fridges and separate WC
- Bedroom 1 (27.5m²) doors to outside courtyard, doors to bedroom 2 (8.84m²) and shower room (6.72m²) with shower, double sink and WC
- Bedroom 3 (28.7m²) with double doors to outside terrace and shower room (9.24m²) with walk in shower, sink and WC

First Floor

- Mezzanine landing (57m²) with small office area
- Bathroom (5.89m²) with bath, basin and WC
- Bedroom 4 (15.19m²)
- Bedroom 5 (15m²)
- Master bedroom (55.3m²) with dressing room (8.06m²) shower room (8.12m²) with shower, basin and WC and doors to outdoor terrace (37m²) with views over the vines.

Outside

- Swimming pool (9m x 4.5m) heated
- Petanque court
- Mobile home (39.2m²) with 2 bedrooms, 2 shower rooms and kitchen/ living room and outdoor decked area
- Outdoor kitchen
- Barn 1 (90.5m²)
- Workshop/ barn 2 (78.9m²) with mezzanine floor (64.8m²)
- Barn 3 (106m²)
- Open barn/ car port (218m²)
- Barn with planning permission for 3 gites (193m²)
- Old piggery (54m²)
- Old bread oven
- Boiler room

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A18128ANB16>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

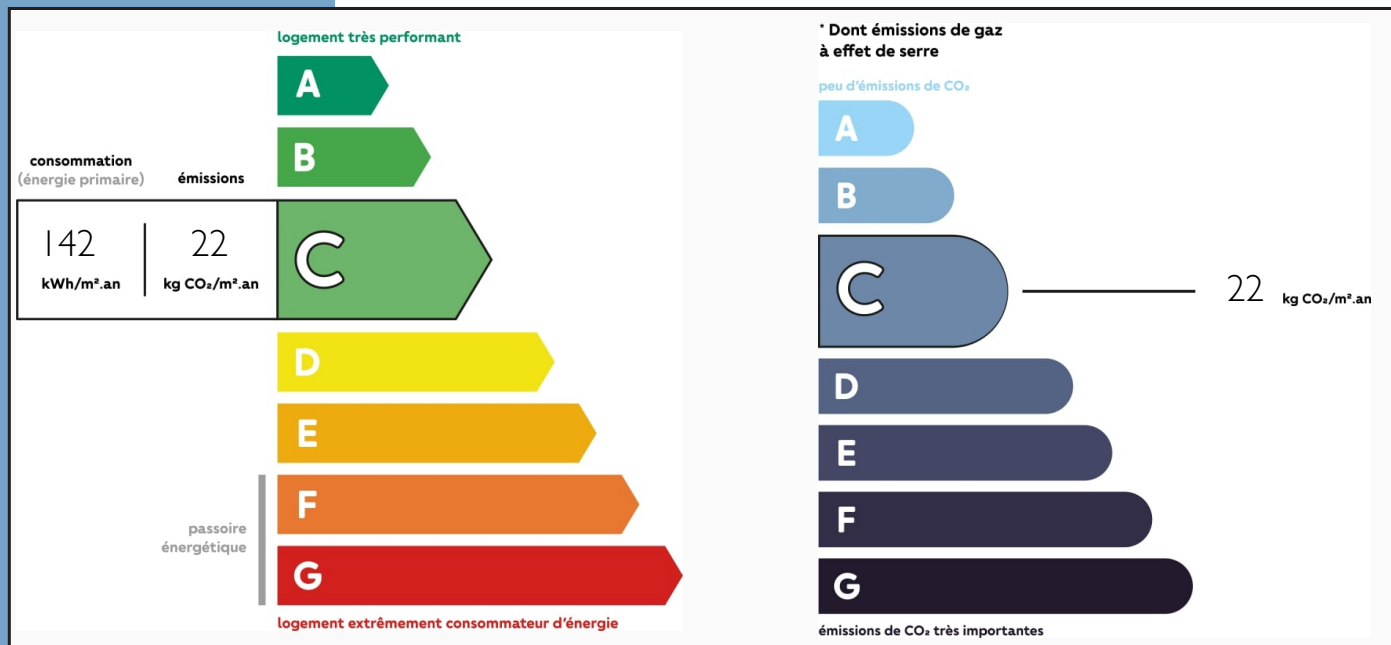
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

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CONTACT

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AND PHOTOS
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