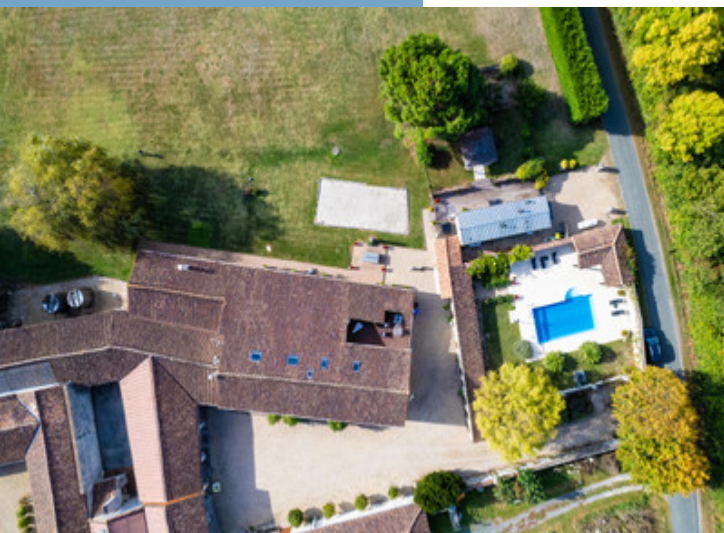




## STUNNING BARN CONVERSION WITH INDEPENDENT 2/3 BED GITE, POOL AND FURTHER OUTBUILDINGS FOR RENOVATION



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



## PROPERTY FACT FILE

REFERENCE	A18128ANB16
PRICE	€ 698,950 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (660 331 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	473 m <sup>2</sup>
LAND	13945 m <sup>2</sup>
TOWN	Cognac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

\*Price based on current exchange rate which is subject to change





- 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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FOR RENOVATION...

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

### First Floor

- Mezzanine landing (57m<sup>2</sup>) with small office area
- Bathroom (5.89m<sup>2</sup>) with bath, basin and WC
- Bedroom 4 (15.19m<sup>2</sup>)
- Bedroom 5 (15m<sup>2</sup>)
- Master bedroom ( 55.3m<sup>2</sup>) with dressing room (8.06m<sup>2</sup>) shower room (8.12m<sup>2</sup>) with shower, basin and WC and doors to outdoor terrace (37m<sup>2</sup>) with views over the vines.

### Outside

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

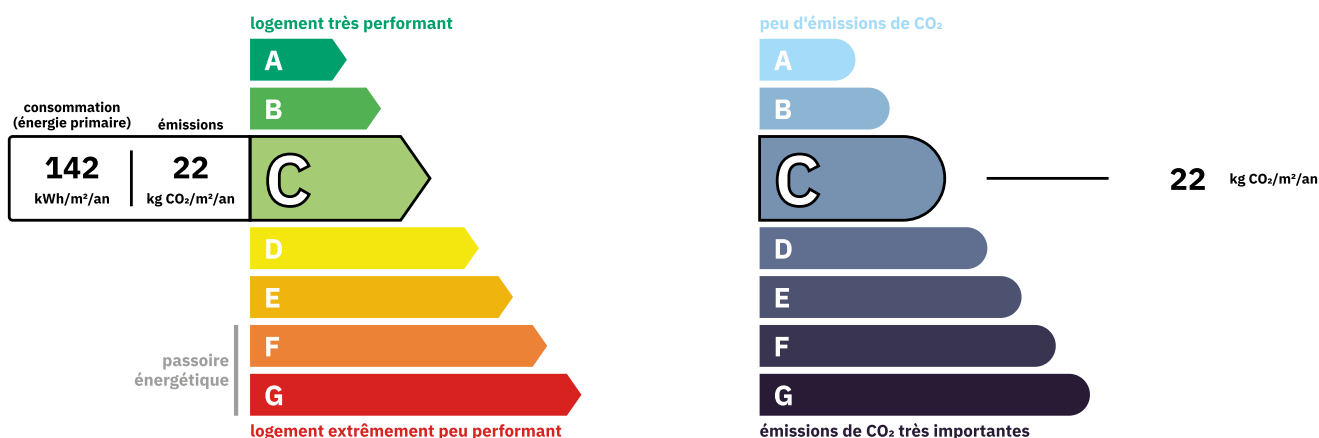
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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/>



Property Moderately efficient  
Estimated annual energy costs  
between 4555 € and 6163€ for 2021

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A18128ANB16  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)