



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



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



## PROPERTY FACT FILE

REFERENCE	A18128ANB16
PRICE	€ 688,100 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (655 331 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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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

## DESCRIPTION

### 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



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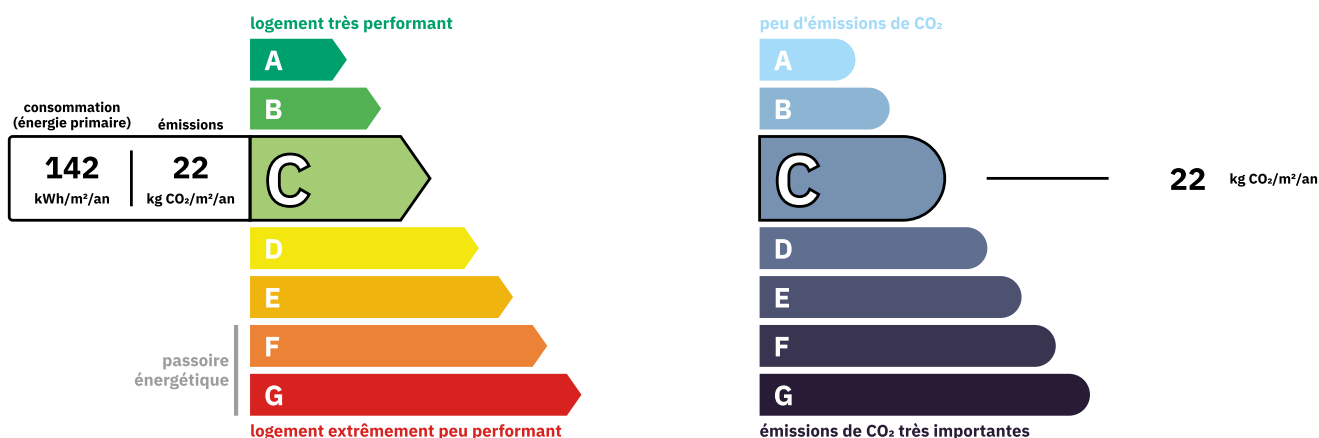


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## ENERGIE-DPE

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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## CONTACT

Réf : A18128ANB16  
FILE COMPLETE  
AND PHOTOS  
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