



EXCEPTIONAL BARN CONVERSION WITH  
BEAUTIFUL KITCHEN, 15HA, DOUBLE GLAZING,  
UNDERFLOOR HEATING (WOOD) TURN KEY!

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EXCEPTIONAL BARN  
CONVERSION WITH  
BEAUTIFUL KITCHEN,  
15HA, DOUBLE GLAZING,  
UNDERFLOOR HEATING  
(WOOD) ...



PROPERTY FACT FILE	
REFERENCE	A44430JHC19
PRICE	€ 696,960 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (657 510 EUR hors honoraires)
BEDROOM	4
BATHROOM	5
ACCOMMODATION	390 m <sup>2</sup>
LAND	155630 m <sup>2</sup>
TOWN	Saint-Hilaire-les-Courbes
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Extra income possible with the integrated gîte
- 15 minutes walk to quiet part of the Treignac lake
- New roof in 2013-hot water panels-energy label D!
- Rayburn cooker in winter, 'traditional' in summer
- 15 Ha of land with fields and forest

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Impressive barn conversion comprising main entrance into the large double-height living room. Stairs to mezzanine master bedroom with shower, wash basin, toilet. Double bedroom, office space, second bathroom (shower over bath, wash basin, toilet). Interior access to the self-contained gîte: open plan kitchen/living room, access to terrace,

## DESCRIPTION

This architect designed, recently converted granite barn offers spacious, comfortable and flexible accommodation. Retaining the traditional character of the region, yet light and airy, the barn has been sympathetically and thoughtfully converted. Built into a slope it has access to the exterior on both levels. The ground floor with its main entrance to the house also has the main entrance to an independent adjoining apartment, currently used as a gîte. The lower ground floor is accessed internally via stairs and additionally, externally around the side of the house.

The main entrance opens to a large double-height living room, with a vaulted ceiling and exposed beams, highlighting its original characteristics. The stone walls are apparent on the south side, the ancient oak 'A' frame carpentry displayed against the white walls and ceilings. Rural views to north and south extend to the forests and hills beyond.

Leading from the living room, along the hallway, there is a large double bedroom, with a family bathroom opposite. This has a bath incorporating a shower, toilet and sink and a useful storage cupboard. An office space is situated next to the bathroom.

The interior access to the apartment is situated at the far end of the hallway.

Above, the light and airy mezzanine master bedroom has a dressing area leading to a bathroom with shower, wash basin and toilet.

The triple aspect independent apartment/gîte, has an open plan kitchen, with integrated appliances, and am...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44430JHC19>

COMPLETE FILE AND PHOTO ON REQUEST

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

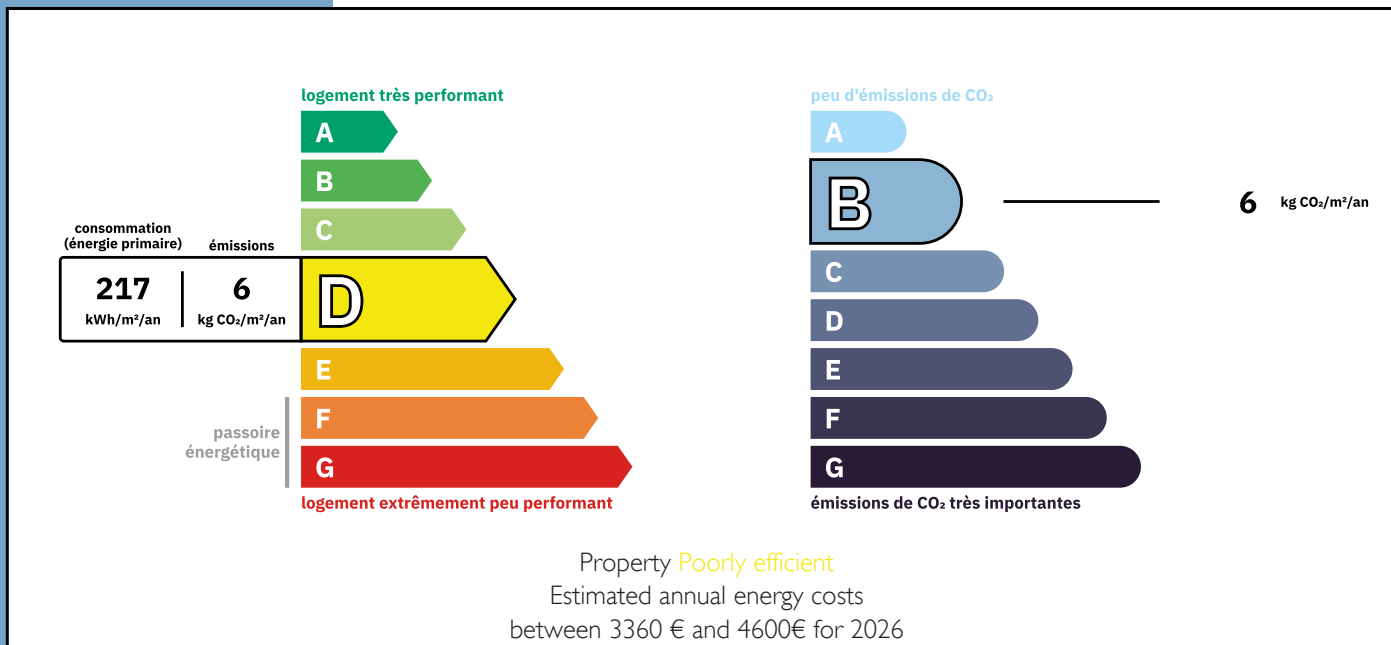
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## ENERGIE-DPE

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

Réf :A44430JHC19  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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