





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

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PROPERTY FACT FILE

REFERENCE A18128ANB16

PRICE € 688,100

£ 0*

*agency fees included: 5 % TTC to be paid by the buyer (655 331 EUR hors honoraires)

BEDROOM 5

BATHROOM 4

ACCOMMODATION 473 m²

LAND 13945 m²

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

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 (42.15 m2) with bar, wine fridges and separate WC
- Bedroom I (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 I (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 <u>COMPLETE FILE AND PHOTO ON REQUEST</u> STUNNING BARN
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GITE, POOL AND
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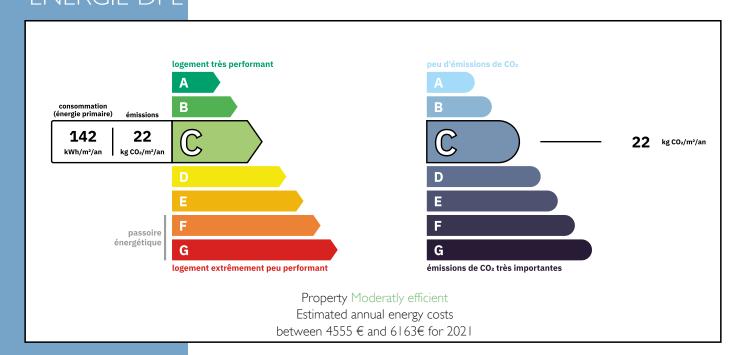


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ENERGIE-DPE

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



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CONTACT

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