



## listing



### Info Agente

Nombre: ArKadia  
Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: USD 374,879.16

### Ubicación

País: Francia  
Estado/Región/Provincia: Nouvelle-Aquitaine  
Ciudad: Cellesrouin  
Publicado: 19/11/2025

### Descripción:

Located in a small hamlet close to Cellesrouin, equidistant between Mansle and Saint-Claud, this barn conversion offers spacious living space, plus an independent one bedroom guest house, barn, large workshop / garage and good size garden. The main house has been well renovated, with open plan design providing a light and bright living space - it could be divided into two separate dwellings if required or as currently set up as one large three bedroom house. On the ground floor is the very impressive double height living room with wood burner, large fully fitted kitchen dining room and separate sitting room (with wood burner) and office (potential bedroom). The first floor mezzanine has a large master bedroom with separate sitting area and spacious shower room - there are a further two bedrooms and two bathrooms / shower rooms. The separate guest accommodation has a double height living room with feature fireplace, fitted kitchen, shower room and a bedroom with WC and walk-in wardrobe. There is a barn attached to the guest house - perfect for storage / garaging or offering the option to further extend the accommodation if desired and subject to relevant planning permissions. A number of other outbuildings also offer storage space or extra development opportunities if required and also subject to planning. A purpose built garage workshop is located next to the ample parking area - the garage provides space for cars and caravan if required - the workshop is fully set up for a variety of uses. The total plot of over 4000m<sup>2</sup> provides plenty of garden space, with the main house also benefiting from a covered outside eating terrace. Close to two popular towns and approximately an hour to two airports, 40 minutes to the TGV from Angoulême to either Paris or Bordeaux (and beyond!). Ideal large family home with guest accommodation or an opportunity to generate some rental revenue (subject to permission), further options to extend if desired, quiet rural location but not isolated - contact quickly for a viewing..! Price including agency fees : 324 950 € Price excluding agency fees : 306 557 € Buyer commission, tax



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included: 6%

## Común

Dormitorios: 4  
Baños: 4  
Pies cuadrados terminados: 375 m2  
Tamaño del lote: 4917 m2

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/MLSM-T10869/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10869/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi83478

