



## Magnificent Barn Conversion With Independent Guest House And Outbuildings On Over 1 Acre - €324,950



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 324,950

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Cellefrouin
Indicatif régional:	16260
Soumis:	25/03/2025

#### Description:

Impressive barn conversion with separate guest house all in fantastic order. Situated in a hamlet between Mansle and Saint-Claud. Spacious accommodation with a huge sitting room which opens to a "cathedral" style, fitted kitchen with dining area and a second sitting room on the ground floor. The flexible layout of the property allows for one main house or the possibility of separating the main barn conversion from the original farm house for extra guest or rental space. In addition, there is the separate guest house equally full of rustic charm. The extra bonus is that there is a small old cottage to renovate, a stone barn (used as a garage) and any DIYer's dream workshop. This workshop has an opening height of 3m which would allow over-wintering of a caravan or camping-car.

#### MAIN HOUSE / BARN CONVERSION

##### Ground floor

-Fitted kitchen/dining room (42m<sup>2</sup>): tiled floor, exposed beams and stonework

Living room 1 (57m<sup>2</sup>): tiled floor, wood-burning stove, stone walls and exposed beams, cathedral ceiling.

Sitting room 2 (36m<sup>2</sup>): wooden floor, wood-burning stove, stone walls and exposed beams

-Bedroom 1 (15m<sup>2</sup>): wooden floor

##### UPSTAIRS

-Landing (6m<sup>2</sup>): wooden floor



- Bathroom (8m2): wooden floor, bidet, WC, bath, hot water tank, attic space
- Bedroom 2 (16m2): wooden floor, velux window, attic, exposed stone walls
- Bedroom 3 (17m2) with bathroom (3m2): wooden floor, velux window, attic, exposed stonework; wooden floor, bath, washbasin, WC
- Bedroom 4 "Master Suite" (33m2) with shower room (11m2) and sitting room (26m2): wooden floor, exposed stone walls and beams; tiled floor, WC, walk-in shower, washbasin, exposed stone walls, new hot water tank; wooden floor, exposed stone walls and beams.

HOUSE 2 (Longere)

## GROUND FLOOR

Lounge (38m2): Original cobbled floor (Coeur de demoiselles), fireplace, wood-burning stove, exposed stonework

- Fitted kitchen (19m2): tiled floor, fireplace, exposed stonework
- Shower room (10m2): tiled floor, walk-in shower, washbasin, WC, heated towel rail

## UPSTAIRS

- Landing (9m2): wooden floor
- Bedroom (28m2): wooden floor, exposed stone walls and beams
- Shower room (2m2): wooden floor, WC and washbasin
- Dressing room (4m2): wooden floor, exposed stonework

## OUTSIDE

- Barn/old house (40m2): Original cobbled floor (Coeur de demoiselles), mezzanine and adjoining room of 47m2 with earth floor
- Old cottage to renovate (30m2): wooden floor in poor condition, fireplace
- 2 wine storehouses
- Lovely mature gardens, partly enclosed, with covered terrace (ideal to watch the sunset with a Gandamp;T in hand)
- Courtyard
- Rain water collection cistern
- Barn/workshop (150m2): concrete floor, electricity, roof in good condition
- Ample parking for 10 cars

## Commun

Chambres:	6
Salle de bains:	4
Pied carré fini:	270 m <sup>2</sup>
Dimesions du lot:	4917 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	11
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## Building details

Nombre de pieds carrés:	1
Orientation:	W

## Lease terms



Date Available:

## **Information additionnelle**

Virtual tour URL: <https://youtu.be/MISrpVMLU0M>

## **Contact information**

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