



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



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 377,078.24

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Cellefrouin
Cap:	16260
Pubblicato:	25/03/2025

Descrizione:

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 (42m²): tiled floor, exposed beams and stonework

Living room 1 (57m²): tiled floor, wood-burning stove, stone walls and exposed beams, cathedral ceiling.

Sitting room 2 (36m²): wooden floor, wood-burning stove, stone walls and exposed beams

-Bedroom 1 (15m²): wooden floor

UPSTAIRS

-Landing (6m²): 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

Comune

Camere da letto:	6
Bagni:	4
Finito piedi quadrati:	270 mq
Dimensione del lotto:	4917 mq
Floor Number:	1

Room details

Total rooms:	11
--------------	----

Building details

Numero di piani:	1
Orientation:	W

Lease terms



Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX7.344.911

