



## Magnificent Barn Conversion With Independent Guest House And Outbuildings On Over 1 Acre - €342600



### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 342,600

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Cellefrouin
Postcode:	16260
Geplaatst:	25-03-2025
Omschrijving:	

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 (8m<sup>2</sup>): 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

## Algemeen

Slaapkamers:	6
Badkamers:	4
Afgewerkte vierkante meter:	270 m <sup>2</sup>
Lot Afmeting:	4917 m <sup>2</sup>
Floor Number:	1

## Room details

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

## Building details

Aantal verdiepingen:	1
Orientation:	W

## Lease terms

Date Available:



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

---

## **Additionele informatie**

Virtual tour URL:

<https://youtu.be/MISrpVMLU0M>

## **Contact information**

IMLIX ID:

IX7.344.911

