

Beautifully converted barn, 5 bedrooms, 3/4 bathrooms, large barn and Lovely views

EXCLUSIVE



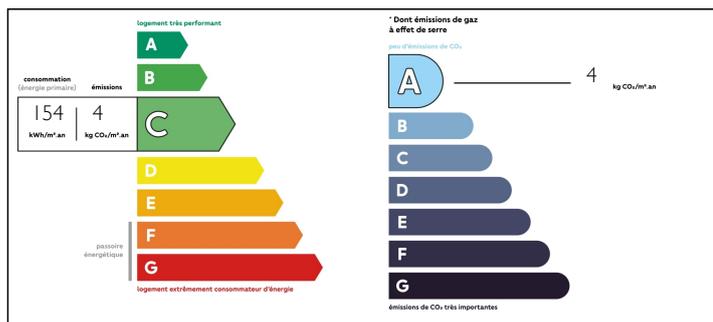
INFORMATION

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| Town: | Chabrac |
| Department: | Charente |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 249 m2 |
| Plot Size: | 3040 m2 |

IN BRIEF

This impressive barn conversion has all been done during the last 20 years and will give you everything you want. Currently 5 bedroom (one on ground floor) with 3 bathrooms. A spectacular open plan kitchen/diner with built in Pizza oven and a large barn/workshop to provide even more space if you need it and somewhere to park several cars. In a quiet hamlet but just 2Km from the nearest supermarket, bars, restaurants etc

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Situated on the edge of a quiet hamlet with panoramic views, this lovely barn conversion is just what you want. The conversion has all been done in the last 20 years so everything is in excellent condition.

On the ground floor is an expansive, open plan Kitchen/Diner 42m² with an inbuilt Pizza oven. A large lounge 38m² with double doors opening onto a terrace and the 3000m² garden.

Also on the ground floor is a double bedroom 17m² with double doors opening onto the garden and en-suite shower room with wc.

A solid oak staircase leads to the first floor where you will find 4 more bedrooms. The master bedroom is an impressive 35m² with a walk in wardrobe/dressing room 7m². The second bedroom 18m² has an en-suite shower room with wc. The third bedroom is 15m² and the family bathroom is 10m². Also on this floor and next to the bathroom is currently another bedroom, 12m², however this room could easily be connected to the Master bedroom and could become an en-suite bathroom.

Access to the adjoining barn is available at ground and first floor level.

The barn is over 300m² and in addition to lots of parking and storage space there is also a big utility room 28m², a workshop 50m² and a mezzanine space 27m² where additional rooms could be created if required. The nearest town is only 2Km away where you will find a Supermarket, Doctors, School, bars, Restaurants etc.

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LOCAL TAXES

Taxe foncière: 1495 EUR

NOTES