

3 bedroom barn conversion with attached 2 bedroom gite in a beautiful hamlet close to the Creuse river

EXCLUSIVE



## INFORMATION

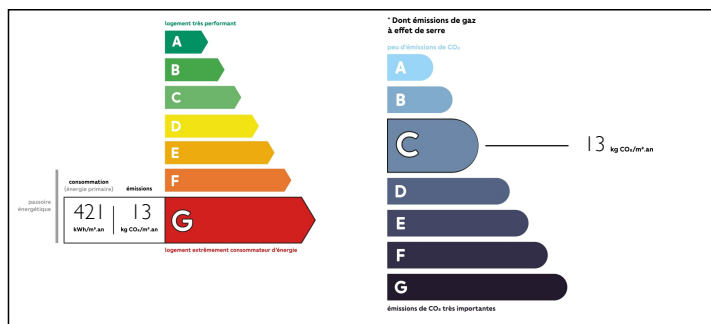
Town:	Baraize
Department:	Indre
Bed:	5
Bath:	2
Floor:	156.12 m2
Plot Size:	780 m2

## IN BRIEF

The barn conversion does need work, including a new roof .



## 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

Enter the barn into a large entrance hall with lovely stone floor and stairs up to the first floor. At the far end of the hallway is the entrance to the self contained Gite via a lockable door. Off the entrance hall to the left is a large living/dining area with double patio doors to the front and rear of the property, a large fireplace with woodburning insert, and additional electric heating.

The double doors at the rear of the property lead out to a sunny patio (which needs work ) with an attractive enclosed garden. There's is also a garden storage area.

At the far end of the living area is a door through to the fitted kitchen with a range of units, a double oven and double bowled sink. This charming room has a wooden floor and space for a table. There is a door to the front of the house and a door through to the sunroom.

Up the stairs to the first floor there is a generous landing with a wc/shower room to the left, 2 double bedrooms are also to the left and then at the far end of the corridor is a small hallway with an open storage cupboard and then down a couple of steps into a very spacious double bedroom with a window to the rear and a large window to the front of the property with a juliette balcony.

The Gite has its own front...

## NOTES