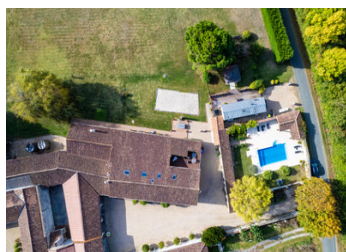


Stunning barn conversion with independent 2/3 bed gite, pool and further outbuildings for renovation



## INFORMATION

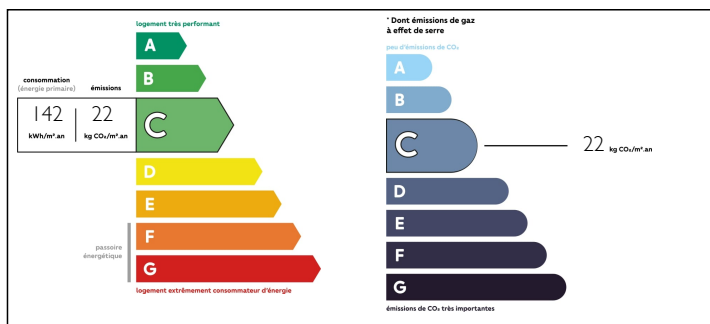
Town:	Cognac
Department:	Charente
Bed:	5
Bath:	4
Floor:	522 m2
Plot Size:	13945 m2



## IN BRIEF

This beautifully converted barn in the heart of the Charente region, offers fabulous open plan living and has been finished to an exceptional standard. On the ground floor there is a fabulous open plan kitchen with vaulted ceiling and views onto the garden, living room and 2/3 bedrooms and games room which can be separated from the main house and are currently let as holiday accommodation with fantastic 9.9/ 10 rating on Booking.com. On the first floor there is an impressive mezzanine landing and a further 3 double bedrooms, one with private outside terrace. Outside there are magnificent views across the vineyards, outdoor kitchen, swimming pool with covered terrace and luxury 2 bed mobile home with its own private terrace and garden that can also be let. There are significant outbuildings including a barn of 193m2 with permission to convert to 3 gites. This is an exceptional and substantial family home...

## 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

### Ground Floor

- Entrance hall (38.64m<sup>2</sup>) with log burner, staircase to mezzanine landing
- Utility room (14.35m<sup>2</sup>) with sink and WC
- Kitchen (98.34m<sup>2</sup>) with 4 large doors to garden terrace, fitted units, large island unit and hidden pantry (8.4m<sup>2</sup>)
- Living room (73.7m<sup>2</sup>) with log burner and doors to garden terrace
- Bar/ games room ( 42.15m<sup>2</sup>) with bar, wine fridges and separate WC
- Bedroom 1 (27.5m<sup>2</sup>) doors to outside courtyard, doors to bedroom 2 (8.84m<sup>2</sup>) and shower room (6.72m<sup>2</sup>) with shower, double sink and WC
- Bedroom 3 (28.7m<sup>2</sup>) with double doors to outside terrace and shower room (9.24m<sup>2</sup>) with walk in shower, sink and WC

### First Floor

- Mezzanine landing (57m<sup>2</sup>) with small office area
- Bathroom (5.89m<sup>2</sup>) with bath, basin and WC
- Bedroom 4 (15.19m<sup>2</sup>)
- Bedroom 5 (15m<sup>2</sup>)
- Master bedroom ( 55.3m<sup>2</sup>) with dressing room (8.06m<sup>2</sup>) shower room (8.12m<sup>2</sup>) with shower, basin and WC and doors to outdoor terrace (37m<sup>2</sup>) with views over the vines.

### Outside

- Swimming pool (9m x 4.5m) heated
- Petanque court
- Mobile home (39.2m<sup>2</sup>) with 2 bedrooms, 2 shower rooms and kitchen/ living room and outdoor decked area
- Outdoor kitchen
- Barn 1 (90.5m<sup>2</sup>)
- Workshop/ barn 2 (78.9m<sup>2</sup>) with mezzanine floor (64.8m<sup>2</sup>)
- Barn 3 (106m<sup>2</sup>)
- Open barn/ car port (218m<sup>2</sup>)
- Barn with planning permission for 3 gites (193m<sup>2</sup>)
- Old piggery (54m<sup>2</sup>)
- Old bread oven

## LOCAL TAXES

**Taxe foncière: 2900 EUR**

## NOTES