

Unique loft-style barn conversion set in beautiful countryside, plus 3 bedroom house, 2 flats to refresh, land



## INFORMATION

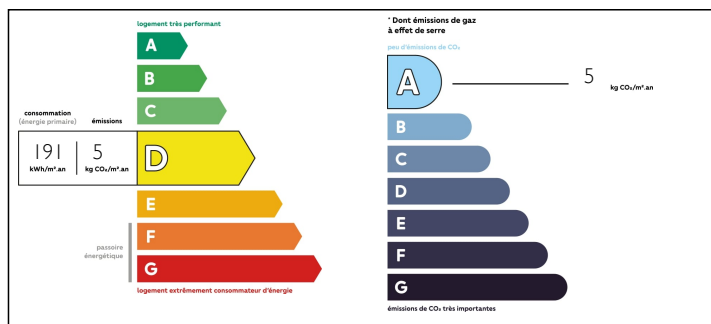
Town:	Coussac-Bonneval
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	377 m2
Plot Size:	23000 m2

## IN BRIEF

This amazing barn conversion has been carried out by the current owners over the last few years and now offers nearly 280m<sup>2</sup> of habitable space. The materials used are of the highest quality – oak and chestnut, industrial design fittings, exposed stone walls and beams, mixing the old with the modern, exhibiting beautiful craftsmanship. The roof over the converted part of the barn has been replaced and insulated (with the remaining barn roof in good condition). In addition, there is double glazing throughout, a pellet boiler heating system, a pellet burner, a new woodburner, new electrical installation, and new plumbing. An interesting design which allows you to drive right up to your front door, under cover, in what remains of the barn. This space is ideal for further development, perhaps as a games area, summer kitchen, winter BBQ area, garaging, whatever you want it to be! There's also a useful workshop...

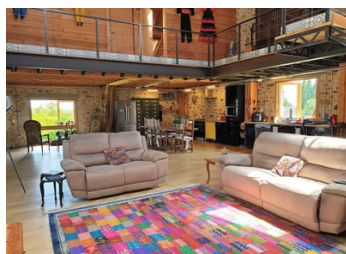


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 2267 EUR**

## NOTES

## DESCRIPTION

In addition to the barn conversion there's a three-bedroom house which offers great letting potential, either permanently, or as a holiday let. It has its own independent entrance and is ideal for an additional income stream.

And then there are two apartments situated in the lower part of the barn, one of three bedrooms, and the other two bedrooms. They do need refreshing to bring them up to a good standard, but again would provide revenue if required. On the same level as the apartments there is also stabling for animals, as well as a storage.

A perfect property for a yoga retreat, gallery or studio.

The barn conversion, house and apartments are all connected to the septic tank.

The buildings sit on just over 2ha - ideal for horses or other animals.

Through the gates, a drive leads up to the large barn entrance, the corrugated iron doors being retained to maintain the overall style of the conversion. This is in fact the first floor of the barn and consists of the following:

### BARN CONVERSION – LIVING AREA

Barn area (170m<sup>2</sup>), providing parking, storage, a workshop (30m<sup>2</sup>), and access to the front door.

Living area (150m<sup>2</sup>), an amazing space with an open-plan kitchen, lounge and dining area, and stairs leading to a galleried landing on the first floor. Large windows overlook open countryside on two sides. Newly installed 12kW pellet burner and woodburner.

Shower room (4m<sup>2</sup>), including shower, washbasin, WC.