

**NEW PRICE** Spacious country home with guest house/gite, large enclosed garden, orchard and various outbuildings



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Fontenille |
| Department: | Charente   |
| Bed:        | 6          |
| Bath:       | 3          |
| Floor:      | 286 m2     |
| Plot Size:  | 3379 m2    |

## IN BRIEF

Ideally located just a 5-minute drive from the town of Mansle, this property presents a fantastic opportunity to own a traditional French barn conversion with the potential for a gîte complex or simply a spacious family home.

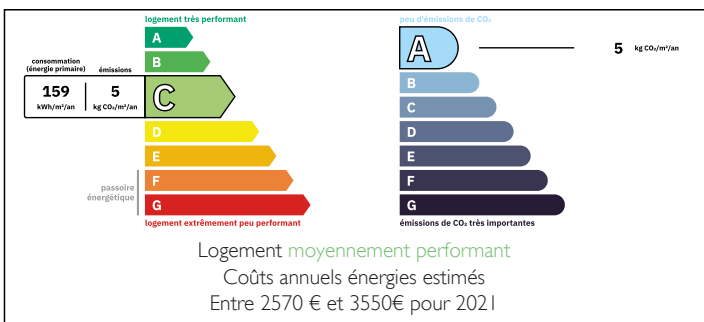
This charming converted barn, accompanied by an attached farmhouse, offers immediate income-generating possibilities. The converted barn features four bedrooms and is equipped with double glazing and a modern heat pump, ensuring efficient energy use. Some updates to envisage.

The delightful farmhouse exudes a cosy rustic  
ambiance and can be readily utilized as a gîte.

With the appropriate permits, the collection of barns can be transformed into additional gîtes or used for keeping animals.



## 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.



## NOTES

## DESCRIPTION

The property in more detail...

### CONVERTED BARN :

#### GROUND FLOOR :

- Reception room : 68 m2 with living room, open plan kitchen (13,5 m2) and dining area. Equipped with a large wood-burner. Beautiful cathedral ceiling.
- Utility/boiler room : 6,2 m2
- "Snug" or office corner : 20,7 m2
- Bathroom : 6,5 with bath, shower, WC and sink
- Family suite with child's bedroom : 20,7 m2 and parents bedroom : 20,1 m2 both with french doors leading to the garden

#### FIRST FLOOR :

- Landing : 3,6 m2
- Bedroom 3 : 9,5 m2 with velux window and exposed beam
- Corridor/mezzanine : 7,2 m2
- Bedroom 4 : 15,3 m2 with exposed beam, velux window and walk-in wardrobe : 2,6 m2
- Shower room : 5,2 m2 jack & jill from bedroom 4 and mezzanine. Shower, WC, sink

### FARM HOUSE :

#### GROUND FLOOR :

- Entrance hall : 12 m2
- Living room : 24 m2 with parquet floor and fireplace with a wood-burner
- Kitchen : 25 m2 fireplace with wood-burner
- Shower room : 4,2 m2 with shower, sink and WC

#### FIRST FLOOR :

- Landing : 4,9 m2
- Bedroom 1 : 19,2 m2
- Bedroom 2 : 12,6 m2
- Room with sloping ceiling : 12,8 m2 could be used as a child's bedroom or storage