

Detached renovated farmhouse/Grange. 3/4 bedrooms. Gîte. Closed hangar. Garages. Land. Garden. Outbuildings.



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Cellefrouin |
| Department: | Charente    |
| Bed:        | 5           |
| Bath:       | 4           |
| Floor:      | 355 m2      |
| Plot Size:  | 4917 m2     |



## IN BRIEF

A magnificent character house with surprising potential.

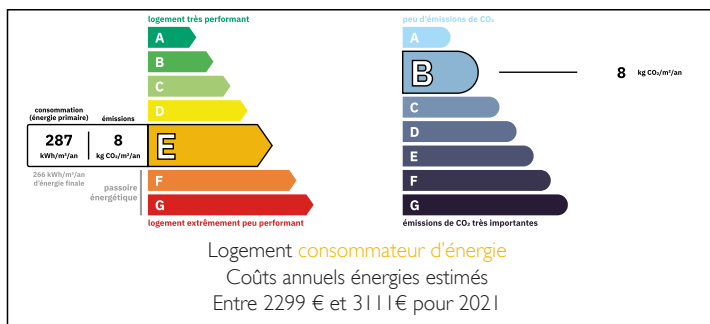
This Charente farmhouse and its adjoining barn form a superb family property. These 2 communicating houses could easily be made independent to create a gîte or guest house.

Another charming gîte is almost complete, with completely independent access to all the houses.

The vast, recently built 100 m<sup>2</sup> hangar/workshop offers excellent commercial or leisure possibilities. You will also be able to enjoy the unoverlooked exteriors in the adjoining garden, which is perfectly planted and maintained.

All the renovations and joinery are of the highest quality, giving the houses comfort and charm. Exposed stonework and beams, parquet flooring, fireplaces, Charentais-style floors, wells : all the features of a property with soul, history and character.

## 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: 2300 EUR**

## NOTES

## DESCRIPTION

This property comprises :

\*Ancient renovated barn

GROUND FLOOR

- kitchen/dining room: 42 m<sup>2</sup> - living room with wood burner

- Living room with wood burner: 55 m<sup>2</sup>

ON THE FIRST FLOOR

- Mezzanine room: 26 m<sup>2</sup>

- Bedroom 1: 33 m<sup>2</sup>

- Shower room with WC: 11 m<sup>2</sup>.

\*Renovated longère

ON THE GROUND FLOOR

- Living room with wood-burning stove: 36 m<sup>2</sup>

- Study/bedroom 2: 15 m<sup>2</sup>

ON THE FIRST FLOOR

- Bedroom 3: 6.25 m<sup>2</sup> (16 m<sup>2</sup> useful)

- Bedroom 4: 7 m<sup>2</sup> (17 m<sup>2</sup> useful)

with en-suite bathroom and WC: 3.3 m<sup>2</sup>.

- Bathroom with WC: 2.76 m<sup>2</sup> (8.30 m<sup>2</sup> useful)

The barn and farmhouse (247 m<sup>2</sup> in total) are connected on the ground and ground floors.

\*Gîte (108 m<sup>2</sup>)

GROUND FLOOR

- Living room with wood-burning stove in fireplace: 37 m<sup>2</sup>.

- Kitchen/dining room with wood-burning stove in fireplace: 19 m<sup>2</sup> (215 sq ft)

- Shower room with WC / Utility room: 10.6 m<sup>2</sup>

ON THE FIRST FLOOR

\_ Landing: 9 m<sup>2</sup>

- Bedroom with dressing room / WC: 34 m<sup>2</sup>

\*GARAGE and WORKSHOP: 150 m<sup>2</sup>.

\*GARAGE: 40 m<sup>2</sup>.

\*OUTBUILDINGS: 100 m<sup>2</sup> approx.

\*GARDEN and LAND

\*WELL