

Beautiful 3 bed barn conversion; v. calm location; great views; pool; renovation potential; near amenities.



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Cherves-Châtelars |
| Department: | Charente          |
| Bed:        | 3                 |
| Bath:       | 2                 |
| Floor:      | 115 m2            |
| Plot Size:  | 5532 m2           |



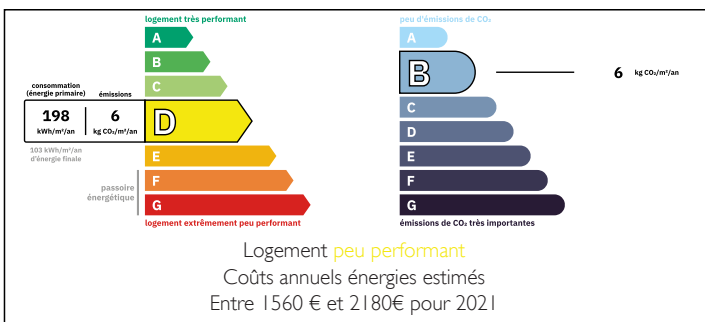
## IN BRIEF

Exceptional property comprising 3 bed barn conversion, attached garden of over 5000m<sup>2</sup>, summer kitchen/ bar with seating area, above ground pool, outbuildings including one with renovation potential.

Located in a small hamlet near the village of Cherves-Chatelars, this former barn has been beautifully renovated to create a very comfortable 3 bed, 2 bath house. The interior has been meticulously renovated with plenty of character features retained and successfully mixed with numerous modern touches. Large windows ensure plenty of natural light. Fully double glazed and heating is by a large wood burner in the salon and electric radiators elsewhere. Septic tank conforms.

The large garden is not overlooked (hamlet only has 4 houses and majority are holiday homes. There is a covered summer kitchen/ bar with great views.

## 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.



## DESCRIPTION

Three bedroom barn conversion, available fully finished, that compromises:

On the ground floor:

Open plan living space of 56m<sup>2</sup> with salon, dining room and fully equipped kitchen. A large wood burner is set in a stone chimney in the salon and glazed doors allow access to the front and rear of the house.

Laundry/ storage room with WC of 2m<sup>2</sup>.

A centrally located wooden staircase leads to the first floor which comprises:

Corridor of 7.5m<sup>2</sup> leading to all rooms.

Bedroom 1 of 12.5m<sup>2</sup> with exposed beams, window and skylight.

Bedroom 2 of 11.5m<sup>2</sup> with exposed beams, window and skylight.

Family bathroom with shower and WC of 3m<sup>2</sup>.

Master bedroom of 21m<sup>2</sup> with windows and dual aspect, corner dressing and en-suite bathroom with bath and WC.

The walls have been insulated as has the roof which has also been waterproofed. There is a septic tank which works perfectly.

Directly outside is a tiled covered seating area with views over the garden. The garden of over 5000m<sup>2</sup> is mainly lawn with a few trees. There is a covered 25m<sup>2</sup> summer kitchen/ bar and seating area as well as a small tool shed and private gravel driveway for 5-6 cars. There is also an above ground pool of 7.5 x 3.5 m (non-heated).

## LOCAL TAXES

Taxe habitation: EUR

## NOTES