



€550000 - Renovated Manor House and Renovated Barn with Swimming Pool on over 3 hectares of land



Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 592,098.24

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Charroux
Publicado:	26/09/2024

Descripción:

EXCEPTIONAL PROPERTY - Two properties in excellent condition set in superb, private wooded grounds of over 3 hectares. There are no neighbours and the River Charente is close by. The first property, 'Le Logis', is said to have been built at the end of the 19th century by the Chatelain de Rochemeaux for his mistress: a superb 6-bedroom manor house with recent electric central heating, has its own exterior with wooded grounds and a beautiful terrace. The second property, 'La Grange', is, as its name suggests, a renovated barn. What is special about this property is that the sleeping area (3 en-suite bedrooms) is on the ground floor and the living area is upstairs. The reasons for this? The views over the countryside, which are best enjoyed from the first floor, and the incredible structure of the barn, which they wanted to show off to its best advantage. Outside, this second property has a private garden, a large salt water swimming pool with retractable cover and outbuildings. As you can see, the two houses are completely independent of each other. A must-see! Ideal for 2 families or main home and rental income.

LE LOGIS (electric central heating)

Ground floor



- Entrance hall (12m²): parquet flooring
- Living room (28m²): parquet flooring, fireplace, cupboard
- Dining room (18m²): parquet flooring
- Fitted kitchen (16m²): tiled floor, door to patio
- WC (2m²): tiled floor, washbasin
- Hall (5m²): parquet floor

1st floor

- Landing (8m²): parquet flooring, storage cupboard
- Bedroom 1 (16m²): parquet flooring, 2m² storage cupboard (could be converted into a shower room)
- Bathroom (5m²): parquet flooring, corner bath with shower, washbasin, WC
- Bedroom 2 (20m²): parquet flooring
- Bedroom 3 (22m²) parquet flooring with dressing room (5m²): parquet flooring

2nd floor

- Landing (10m²): parquet flooring, storage cupboards
- Bedroom 4 (18m²) parquet flooring with shower room (2m²): parquet flooring, shower, washbasin
- Bathroom (10m²): tiled floor, bath, WC, washbasin, cupboard
- Bedroom 5 (13m²): wooden floor
- Bedroom 6 (21m²) carpet, beautiful views with Dressing room / sewing room (3m²): carpet

Exterior



-Wooded Park with terrace and well, 10m x 5m saltwater swimming pool with telescopic cover

LA GRANGE (gas central heating)

Ground floor

-Entrance (15m²): parquet flooring, water filter

-Bedroom 1 (16m²) wooden floor, cupboards with shower room (3m²): lino, WC, washbasin, shower

-Corridor (5m²): parquet flooring, laundry area with hot water tank

-Bedroom 2 (8m²) parquet flooring with bathroom (3m²): laminate floor, WC, bath, washbasin

-Bedroom 3 (20m²) parquet flooring with shower room (3m²): lino, WC, walk-in shower

1st floor

-Living room (52m²): wooden floor, stone walls, 6m² mezzanine, wood burner

-Dining room (16m²): wooden floor, exposed stonework

-Fitted kitchen (19m²): parquet flooring

Outside

-Orchard-

-Metal hangar with attic (35m²)

-Stone shed with 2 rooms

-85m² hangar

Information on the risks to which this property is exposed is available on the Georisques website:

www.georisques.gouv.fr

Condición:

Excellent



Fabricado: 1890

Común

Dormitorios: 9
Baños: 6
Pies cuadrados terminados: 427 m2
Tamaño del lote: 31.987 m2

Room details

Total rooms: 13
Indoor Features: Fitted kitchen

Utility details

Heating: Sí

Building details

Outdoor Amenities: Pool
Número de plantas: 3

Lease terms

Date Available:

Información adicional

Virtual tour URL: <http://www.youtube.com/embed/nspIek4mW78>

Contact information

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