



Beautiful Detached Fully Renovated Barn



Agent Info

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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 271,971.47

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nanteuil-en-Vallee
Postcode:	16700
Geplaatst:	15-07-2024

Omschrijving:

Beautiful character stone barn conversion, situated in a peaceful hamlet near to the one of the most well-known villages in the area, Nanteuil-En-Vallee, which has 2 restaurants, a butcher, post office and a small shop where you can buy your daily groceries.

The property has many traditional features and a stunning full-height dining room with a mezzanine.

There is an oil-fired central heating system, and fibre internet is available, ideal for remote working.

The pretty mature garden and covered terraces provide plenty of options for outdoor dining, and there is also a super conversion of an outbuilding to a bar for entertaining.

- Ground floor:

Fitted dining-kitchen (23m²) equipped with 2 electric ovens and a gas hob. Tiled floor, beamed ceiling and stone walls.

Pantry/storeroom (9m²) with wc and handbasin

Full height dining-room (35.5m²) with a sitting-room area by the large French doors which open onto the front courtyard. The impressive mezzanine and exposed roof trusses, beautiful exposed stone walls extending to full ceiling height, and the original flagstone flooring make this a stunning room. There is a



log burner in use but non-conforming with current regulations.

Living room (31m²) with wooden flooring, beams, log burner, and doors to the courtyard

- Upstairs:

Mezzanine (24m²)

Bedroom 3 (11m²) with wooden flooring and exposed stone walls

Bedroom 1 (14.5m²) with wooden flooring and exposed stone walls, and a new en-suite shower room (7m²) with wc

Bedroom 2 (15m²) with wooden flooring, exposed stone walls, beams and wardrobes

Bathroom (7m²) with a bath, wc and handbasin. Exposed stone walls.

- Outside:

Beautiful mature garden with a variety of trees, shrubs and plants. A large area at the bottom of the garden is ideal for a vegetable plot and there are 3 outdoor taps, a large workshop/toolshed (24m²), a greenhouse and small storage shed.

Courtyard area with the newly created indoor bar

2 lovely covered terraces and a bbq area

Utility room/boiler room

Pool (not in use).

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

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Algemeen

Slaapkamers: 3
Badkamers: 2
Lot Afmeting: 1380 m²

Utility details

Heating: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.906.287

