



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



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 603,682.71

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Charroux
Adicionado:	26/09/2024

#### Informação adicional:

**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.

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LE LOGIS (electric central heating)

Ground floor



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

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## 1st floor

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

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## 2nd floor

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

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## Exterior



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

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LA GRANGE (gas central heating)

Ground floor

-Entrance (15m<sup>2</sup>): parquet flooring, water filter

-Bedroom 1 (16m<sup>2</sup>) wooden floor, cupboards with shower room (3m<sup>2</sup>): lino, WC, washbasin, shower

-Corridor (5m<sup>2</sup>): parquet flooring, laundry area with hot water tank

-Bedroom 2 (8m<sup>2</sup>) parquet flooring with bathroom (3m<sup>2</sup>): laminate floor, WC, bath, washbasin

-Bedroom 3 (20m<sup>2</sup>) parquet flooring with shower room (3m<sup>2</sup>): lino, WC, walk-in shower

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1st floor

-Living room (52m<sup>2</sup>): wooden floor, stone walls, 6m<sup>2</sup> mezzanine, wood burner

-Dining room (16m<sup>2</sup>): wooden floor, exposed stonework

-Fitted kitchen (19m<sup>2</sup>): parquet flooring

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Outside

-Orchard-

-Metal hangar with attic (35m<sup>2</sup>)

-Stone shed with 2 rooms

-85m<sup>2</sup> hangar

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condição:

Excellent



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Construído: 1890

### Comum

Quartos de dormir: 9  
Banheiro: 6  
Pés quadrados acabados: 427 m<sup>2</sup>  
Tamanho do lote: 31.987 m<sup>2</sup>

### Room details

Total rooms: 13  
Indoor Features: Fitted kitchen

### Utility details

Heating: Sim

### Building details

Outdoor Amenities: Pool  
Número de pisos: 3

### Lease terms

Date Available:

### Informação adicional

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

### Contact information

IMLIX ID: IX6.092.314

