

Superb 5-bedroom, tastefully renovated barn conversion with an adjoining workshop. Set on 2,3 acres of land.



INFORMATION

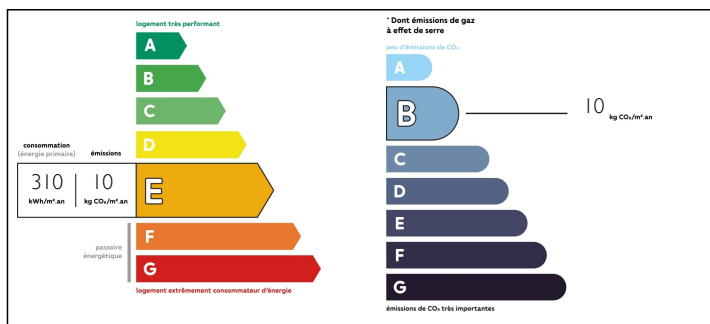
Town:	Confolens
Department:	Charente
Bed:	5
Bath:	5
Floor:	540 m2
Plot Size:	9361 m2

IN BRIEF

As good as it looks. A wonderful occasion to acquire a superb 5-bedroom barn conversion, beautifully renovated with an adjoining workshop and uninterrupted views over the surrounding countryside. It is ideally located for a business venture but would also make a lovely large family home. Ideally situated in a small hamlet surrounded by rolling countryside. Less than 4 km from the medieval town of Confolens, one of the most beautiful towns on the river Vienne offering full amenities and services. Limoges which has an International airport and links to the arterial A20 road is an easy 40-minute drive away (48 km).



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

This beautiful house was formerly run as a B&B offering 4 tastefully decorated double letting rooms, with en-suite facilities and an owner's master bedroom with dressing room, en-suite bathroom and access to the rear terrace overlooking the garden and surrounding countryside. The layout is as follows:

On the ground floor there is an impressive entrance hall (98 m²) with doors to the 5 bedrooms (31 m²) (31 m²) (46 m²) (23 m²) (23 m²) and the utility room (11 m²). Stairs from the entrance provide access to 2 large mezzanines (44 m² each) which could easily be converted into further bedrooms/living space. Double doors open to the spacious open plan kitchen/diner/living room (102 m²). This is a lovely bright open plan room, with stunning carpentry, and sliding patio doors opening to the balcony offering beautiful views over the surrounding countryside. There is a fully fitted kitchen in the kitchen area and a wood burning stove can be found in the lounge area.

If you are looking for a quieter pace and improved lifestyle while generating an income from your property, then this is the one for you.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES