

Reference: R11280
Location: Charente (16) – Montbron
Type: Barn Conversion
Setting: Hamlet
Bedrooms: 5
Bathrooms: 3
Habitable: 300m2
Land size: 3288m2
Condition: First Class Condition
Year built: 18th Century
Heating: Heat Exchanger
Shops: 3km
Pool: Yes
Outbuildings: Yes



Magnificent five bedroom barn conversion for sale, quietly situated at the end of a no through road yet just 3km from a vibrant town with all amenities.

The original barn dates from the 18th century and has been developed over recent years with great attention to detail and quality. The result is a superb blend of contemporary, light filled interiors combined with original wooden beams and expertly pointed, exposed stone work.

The property offers plenty of flexibility in the way that the accommodation could be used. It could very easily be split to create two separate, self-contained dwellings (one of which could then be let out as a gîte) or it could simply be a large family home.

Unlike many barn conversions, there is still plenty of space remaining for storage and workshop space along with covered parking for several vehicles. There is also a separate studio which could be used as a treatment room or an artist's atelier.

Heating is provided by a combination of heat exchanger (providing underfloor heating), wood burners and electric radiators. Photovoltaic panels are fitted to the south facing roof – these feed solar energy back into the electric network and generate around 1200 € of income every year.

The ground floor accommodation includes a bedroom with fitted wardrobes and adjacent bathroom, a family room which incorporates a kitchen area, an impressive double height lounge and dining room, a breakfast kitchen with a modern fitted kitchen, utility room and separate w.c.. There is also internal access to the large garage and workshop.

A beautifully crafted, oak staircase rises from the main lounge to a mezzanine floor that provides an additional seating area. A galleried landing provides access to four further bedrooms, one of which has both an ensuite bathroom and a walk-in wardrobe. There is also a shower room on this floor and a study space.

The grounds wrap around the house on all sides and there are wonderful open views across the valley of the River Tardoire and back towards the town of Montbron. A series of terraces provide delightful seating areas whilst a number of mature trees provide welcome shade. There is an open fronted hangar providing additional, covered parking and storage space.

The nearby town of Montbron is only a 3 minute drive and it offers both supermarkets and a range of local shops along with a bank, post office and several bars and restaurants. The city of Angouleme, with its connection to the TGV high speed rail network (making Paris accessible in under 2.5 hours) can be reached in just 25 minutes whilst the nearest airport is 60 minutes away in Limoges.

Agency fees of 6% are included in the asking price.
Honoraires d'agence de 6% TTC inclus, charge acquéreur.
Richard Morford, Agent Commercial, Siret No. : 752 627 984 00038
Tel : 06 88 20 70 48 E-mail richard@allez-francais.com

€397,500

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

Siret No 752 627 984 00012

