

EXCEPTIONAL BARN CONVERSION WITH BEAUTIFUL KITCHEN-15HA DOUBLE-GLAZING-UNDERFLOOR HEATING-2BED GUEST HOUSE!

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PROPERTY FACT FILE

REFERENCE	A44430JHC19
PRICE	€ 654,990 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (625 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	5
ACCOMMODATION	390 m²
LAND	155630 m²
TOWN	Saint-Hilaire-les-Courbes
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Private drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- Extra income possible with the integrated gîte
- 15 minutes walk to quiet part of the Treignac lake
- New roof in 2013-hot water panels-energy label D!
- Rayburn cooker in winter, 'traditional' in summer
- 15 Ha land with fields and forest-septic tank ok

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Impressive barn conversion comprising main entrance into the large double-height living room. Stairs to mezzanine master bedroom with shower, wash basin, toilet. Double bedroom, office space, second bathroom (shower over bath, wash basin, toilet). Interior access to the self-contained gîte: open plan kitchen/living room, access to terrace,



DESCRIPTION

This architect designed, recently converted granite barn offers spacious, comfortable and flexible accommodation. Retaining the traditional character of the region, yet light and airy, the barn has been sympathetically and thoughtfully converted. Built into a slope it has access to the exterior on both levels. The ground floor with its main entrance to the house also has the main entrance to an independent adjoining apartment, currently used as a gite. The lower ground floor is accessed internally via stairs and additionally, externally around the side of the house.

The main entrance opens to a large double-height living room, with a vaulted ceiling and exposed beams, highlighting its original characteristics. The stone walls are apparent on the south side, the ancient oak 'A' frame carpentry displayed against the white walls and ceilings. Rural views to north and south extend to the forests and hills beyond.

Leading from the living room, along the hallway, there is a large double bedroom, with a family bathroom opposite. This has a bath incorporating a shower, toilet and sink and a useful storage cupboard. An office space is situated next to the bathroom.

The interior access to the apartment is situated at the far end of the hallway.

Above, the light and airy mezzanine master bedroom has a dressing area leading to a bathroom with shower, wash basin and toilet.

The triple aspect independent apartment/gite, has an open plan kitchen, with integrated appliances, and am...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44430JHC19

COMPLETE FILE AND PHOTO ON REQUEST

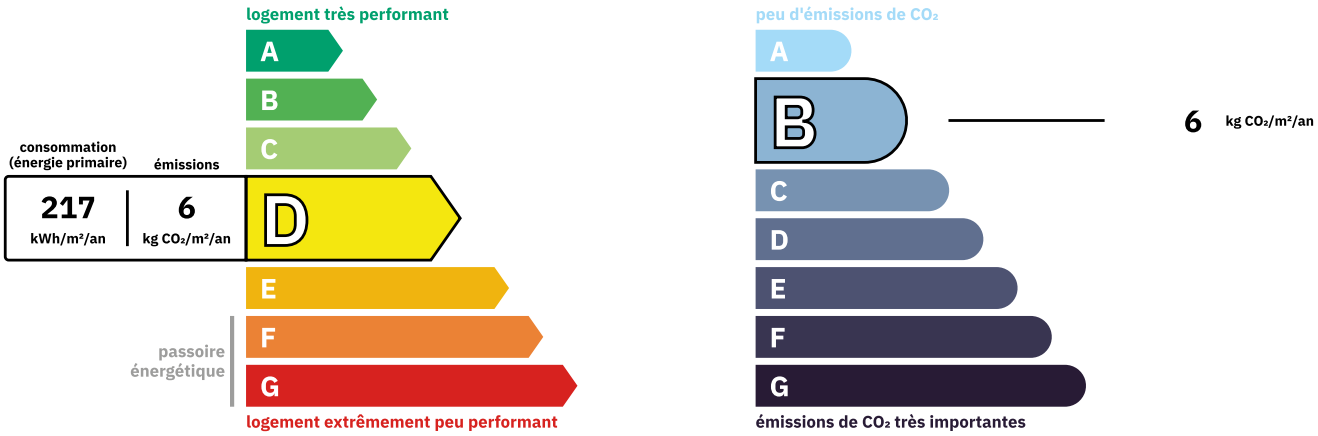
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3360 € and 4600€ for 2026

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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