



Country House with gîtes, pool, outbuildings and garden,

16490, Alloue, Charente, Nouvelle-Aquitaine

* Available * 8 Beds * 8 Baths

Country House with gîtes, pool, outbuildings and garden

€519,775

Ref: BVI68984

Property Description

Large Home and GÃte complex located in a beautiful rural setting.

This property was originally a small farm. It has been developed by the current owners who operate it as a very successful gÃte business - as well as being their family home.

The property consists of a luxurious 3 bedroom barn conversion, a 2 bedroom barn conversion, a 3 bedroom renovated cottage and a large workshop. There is another barn which could easily be developed (subject to planning permission).

The property features a central large pool terrace with heated pool and numerous other sitting areas, car parks and extensive garden around the property.

The property is ideal for someone looking for an established gÃte business or a large home for an extended family or a group of friends. The property sits in open countryside with excellent views and has the feel of a small hamlet.

Main House : La Grange is a barn conversion comprising :

Ground Floor

.Large open plan kitchen, dining and family seating area with French doors

.Separate formal lounge with French doors

.Walk in pantry

.Utility room

.Boot room

.2 double ensuite bedrooms

First Floor :

.Spacious master ensuite with large dressing room

.2 study areas which feature a link walkway and gallery

.Snug and hobby area

.Large linen storeroom.

Mezzanine which is currently used as a sewing area but could be re purposed.

Barn and workshop : A renovated barn which has a workshop, spacious open and extensive storage mezzanine.

Large barn doors with easy access for vehicles and equipment.

1st gÃte - "La Vielle Ferme" : The original farm house which has been renovated to provide on the ground floor:

.large open plan living room with fireplace and wood burner and kitchen area

.Double bedroom with French doors into the pool terrace

.Shower room and separate WC.

On the first floor :

.Landing leading

.2 double ensuite bedrooms

.Linen store

2nd gÃte - "L'Etable" :

.Open plan kitchen and living room with wood burner

.2 ensuite double bedrooms

.Storage mezzanine

Outbuildings : barn, workshop

Terraces, swimming pool, boules pitch and parking with two electric charge points

Front garden with well and mature trees
Back garden with vegetable plot

Price including agency fees : 519 775 €
Price excluding agency fees : 495 000 €
Buyer commission, tax included: 5%

Gallery

