

Beautiful barn conversion situated close to the village of Varaignes

EXCLUSIVE



## INFORMATION

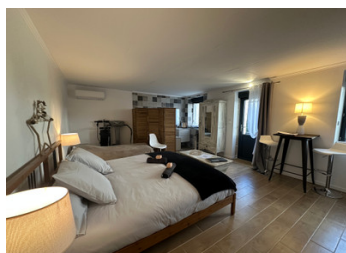
Town:	Varaignes
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	155 m2
Plot Size:	6149 m2

## IN BRIEF

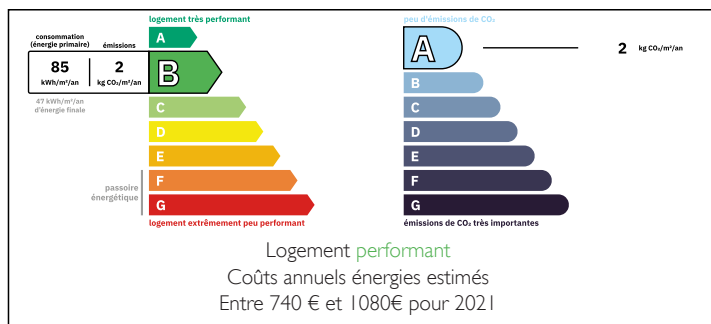
Magnificent, fully renovated villa in an 'ideal' country setting

Nestled in the tranquillity of the countryside, this beautifully renovated barn offers the perfect blend of elegance, modern style and comfort offering optimum energy efficiency. Surrounded by nature and not overlooked, this property offers privacy and serenity, making it an ideal retreat. Every detail has been carefully considered, using high quality materials, including "Schmidt" electrical appliances perfect for cooking enthusiasts. The double aspect lounge and open kitchen provide a light, fresh and energy efficient living space. Further features include:

- 3 large bedrooms, 3 bathrooms, 2 covered terraces and outbuildings, a large garage, barn and land of over 6000m<sup>2</sup>. In addition, two other areas could be further expanded into a large studio or appartement, increasing the 15K annual income even further. This property offers a unique...



## 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

Stunning Barn Renovation in a Picturesque Countryside Location

Nestled in the serene countryside, this beautifully renovated barn offers the perfect combination of modern living and rustic charm. Surrounded by nature, the property enjoys privacy and tranquillity, making it an ideal country retreat. Featuring high-quality finishes throughout, the barn has been carefully transformed to offer a spacious, light and energy-efficient home.

The kitchen (24m<sup>2</sup>) is a standout feature, equipped with top-of-the-line electrical appliances, perfect for cooking enthusiasts. Offering a spacious utility room of (10m<sup>2</sup>) and separate wc. The large lounge (34m<sup>2</sup>) provides double aspect views and is complemented by a cozy wood pellet burner, creating a warm and inviting atmosphere. The home boasts three generous bedrooms, with one offering ensuite facilities, and a family bathroom (14m<sup>2</sup>) featuring an elegant Italian shower.

Outside, two large travertine-tiled terraces provide ample space for outdoor entertaining. One terrace includes a summer kitchen and BBQ area, while the other is covered by a bioclimatic pergola, designed to adapt to the changing climate for year-round comfort.

Storage is abundant, with a garage and a large barn which could be converted into a further gite (with the correct permissions), while the open barn offers an exciting opportunity to install a swimming pool. Additionally, there are two other areas that could be developed to create a larger studio or an apartment, providing plenty of potential for expansion and further rental income. A charming bread oven feature adds to the property's character, while the excellent...

## LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

## NOTES