



**UNDER OFFER** : Superb barn conversion, restored. Spacious living areas, wonderful view, swimming pool.

 270 m<sup>2</sup>

 8 rooms

 Crozon-sur-Vauvre  
Aigurande



Sold

|                   |                                     |
|-------------------|-------------------------------------|
| Surface           | 270.00 sqm                          |
| Livingroom        | 45 sqm                              |
| Plot size         | 13670 sqm                           |
| Rooms             | 8                                   |
| Bedroom           | 4                                   |
| Nb. bathrooms     | 3                                   |
| General condition | In excellent condition              |
| View              | Hills                               |
| Sanitation        | Individual                          |
| Kitchen           | Fitted and equipped,<br>Independent |

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## Reference

Accommodation size : 270 m<sup>2</sup>

Bedrooms : 4/5

Land : 13 670 m<sup>2</sup>

In a beautiful green and hilly area, between La Châtre and Aigurande, in a small and peaceful village. Quality restoration, very good insulation, superb view, large and beautiful garden and a heated swimming pool.

La Châtre is a charming 16th century town, Aigurande is the nearest village with all amenities.

No work to plan, even the septic tank does conform to the new regulation.

The house can be lived in on groundfloor only if wished.

Entrance into a 45 m<sup>2</sup> spacious lounge, with very high ceilings, and a dining room area. There's a wood burner (36 kw), used for central heating, and connected to 8 radiators.

A 18 m<sup>2</sup> equiped and fitted kitchen, with a nice tiled floor, and doors to the garden.

A 37.5 m<sup>2</sup> sitting room, with another wood burner.

A 12.5 m<sup>2</sup> bedroom, with an exquisite stone tiled floor, and a 12 m<sup>2</sup> bathroom en-suite, with bathtub, wc, and shower.

A few steps leads to a 4 m<sup>2</sup> small laundry, then a 11 m<sup>2</sup> open space, used as an office/library.

A 20 m<sup>2</sup> bedroom, with a 7.5 m<sup>2</sup> bathroom en-suite (large bathtub).

A 21 m<sup>2</sup> mezzanine bedroom (could be closed).

A 15 m<sup>2</sup> bedroom, with shower room and wc en-suite.

A 11.5 m<sup>2</sup> mezzanine/library.

An airing cupboard.

And finally, a 17 m<sup>2</sup> room to finish, with a room en-suite (could be future 5th bedroom and bathroom : pipes and water are planned).

Outside, a garage, a workshop, storage, and a room with a bread oven. (the old village bakery).

A cellar.

The land is attached and carefully looked after. There's a heated swimming pool, 10 X 5 m, a small pond, an orchard, and flowering shrubs and trees.

The view is splendid.

Possibility to run Chambres d'Hotes : please, contact us.

The area next to the property is is very suitable for walking and bird watching: 42 different bird species have been counted in the garden...

Just come and have a look .

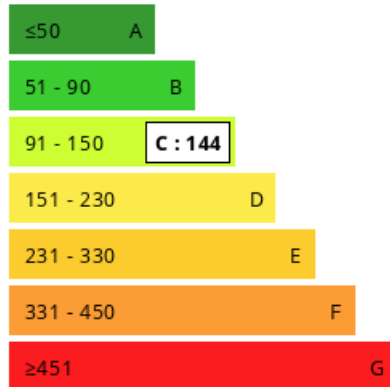


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### Consommations énergétiques

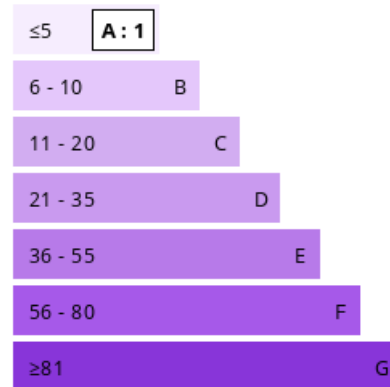
Logement économe



Logement énergivore (kWh/m<sup>2</sup>.an)

### Émission de gaz à effet de serre

Faible émission de GES



Forte émission de GES (kg CO<sub>2</sub>/m<sup>2</sup>.an)

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