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Ref: A33686PTO16 Price: 530 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR without fees)

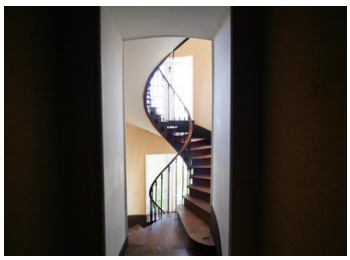
Exceptional Property Near Ruffec and Angoulême – A Renovation Opportunity Like No Other















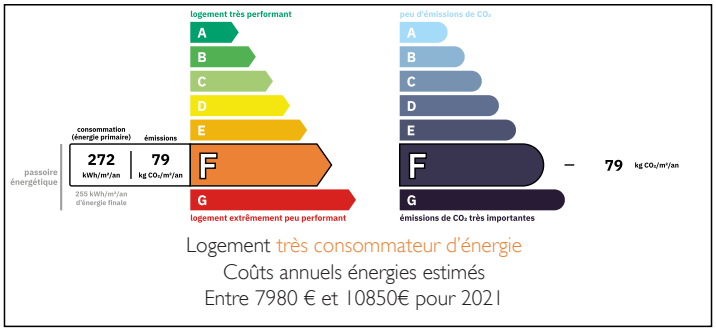
INFORMATION

Town:	Les Gours
Department:	Charente
Bed:	7
Bath:	2
Floor:	750 m2
Plot Size:	60000 m2

IN BRIEF

Nestled in a lush, tranquil haven near Ruffec and Angoulême, this magnificent property offers a rare chance to restore a stunning manor and farm complex. With over 6 hectares of adjoining land, this estate is ripe with potential, whether you dream of creating a luxury equestrian center, an elegant boutique hotel, or charming gîtes.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7980 € et 10850€ pour 2021

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.

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NOTES

DESCRIPTION

The Manor: Timeless Elegance
The stately manor house boasts almost 400 m² of living space on the main level, with the upper floor and attic fully exploitable for additional accommodations or recreational spaces. Its character-rich architecture and generous proportions make it an ideal canvas for transformation.

Farmhouse Charm: Expanded Living Options
The farmhouse adjacent to the manor adds 185 m² of additional living space, perfect for guest accommodations or a caretaker's residence.

Outbuildings: Endless Possibilities
A key feature of this property is its impressive 2,000 m² of outbuildings constructed from stone, which include:

Granges and stables
Horse boxes

Workshops and garages: Various other buildings that could serve myriad purposes, from equestrian facilities to creative studios.

Land and Amenities: Over 6 hectares of land offers ample space for paddocks, gardens, or other outdoor projects. A working well and central oil heating system are already in place, ready for modernization.

A Unique Opportunity: The property's location, in the heart of nature yet close to major towns, enhances its appeal. While the estate requires renovation, the roof has already been restored, providing a solid foundation for your vision. With thoughtful restoration, this property could become a one-of-a-kind masterpiece, blending historical charm with modern luxury.

Seize this once-in-a-lifetime opportunity to create something truly extraordinary. Whether as a private