LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38466AAO16 Price: 500 000 EUR

agency fees to be paid by the seller

UNDER OFFER 17/18th-cent. property with outbuildings, land, equestrian potential and guest accommodation















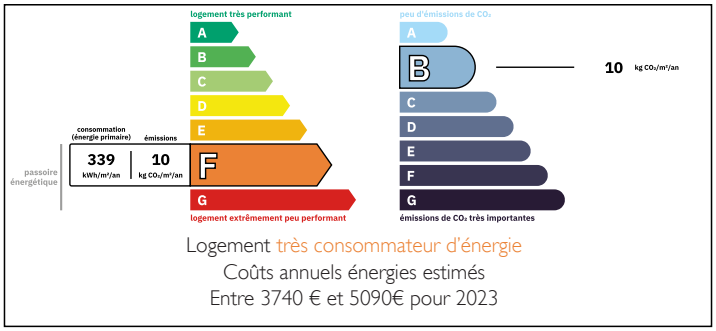
INFORMATION

Town:	Juignac
Department:	Charente
Bed:	6
Bath:	5
Floor:	273 m2
Plot Size:	81092 m2

IN BRIEF

Nestled in the sunny south of the Charente, this exceptional 6-bedroom stone property blends 17th/18th-century charm with modern comfort, surrounded by open countryside and total tranquillity. Currently run as a successful B&B, it features flexible accommodation, extensive outbuildings (including barns, workshops and potential gîtes), equestrian facilities, an orchard with fruit trees, and over 8 hectares of land. Just 5 minutes from Montmoreau and 25 minutes from Angoulême, this rare gem is ideal as a spacious family home, a hospitality venture, or a rural escape with scope to create.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3740 € et 5090€ pour 2023

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

Originally developed in the 17th and 18th centuries, this property includes a beautiful stone tower believed to date back to the 15th century. Over the past five years, the current owners have lovingly restored and extended the home, running it successfully as a Bed & Breakfast. Whether you're dreaming of a large countryside residence or a flexible business opportunity, this estate is bursting with potential.

The property benefits from:
- Electric hot water via a heat pump
- Partial double glazing, with fly screens on most windows
- Loft insulation
- Solar panels (approx. €250/year sold back to the grid)
- A large well (approx. 2m wide, 14m deep) for watering the gardens
- A variety of outdoor seating areas, and a fruit orchard with apple, cherry, and pear trees. Walnut and chestnut trees are located elsewhere on the grounds.

Ground Floor:
- Entrance Hallway (10.5 m²) – Welcoming entry with a double-glazed door
- Main Living Room (28 m²) – Fully insulated, with triple-glazed door and double-glazed window
- Utility Area (4.48 m²) – Includes sink, accessed via a small inner hallway (2.78 m²)
- Shower Room (3.63 m²) – Walk-in shower, WC, sink, and heated towel rail
- Dining Room (27.42 m²) – Original floors and functional wood burner
- Kitchen (24 m²) – Bright and spacious, featuring a bottled gas cooker, central island unit, fully equipped with a built-in larder fridge and separate larder freezer. The fireplace and chimney are fully functional and ready for the installation of a log burner.
- Bedroom 6 / Guest...