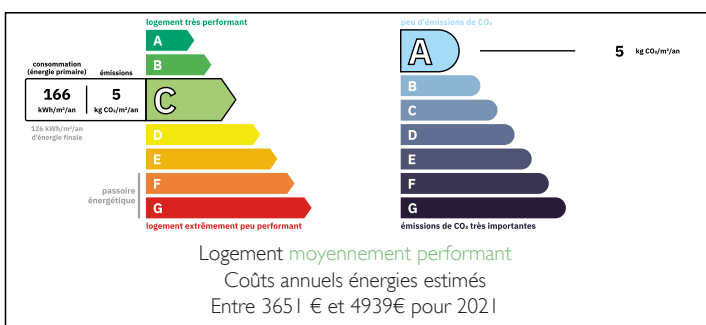


Secluded French Country Estate with Courtyard, Dovecote and Extensive Outbuildings Near Bordeaux



ENERGY - DPE



INFORMATION

Town:	Condéon
Department:	Charente
Bed:	5
Bath:	2
Floor:	341 m2
Plot Size:	3875 m2

IN BRIEF

Tucked away at the end of a private lane, just 7 minutes from Barbezieux in Charente, this exceptional Charentaise property offers a rare combination of privacy, character, space and potential.

The main house provides approximately 341 m² of living space, with 5 bedrooms, generous reception rooms and many beautiful original features.

Arranged around a charming traditional courtyard, the property also includes almost 390 m² of outbuildings, including barns, former stables, a cellar and a 3-car carport — offering exciting possibilities for a workshop, car collection, professional activity, tourism project or additional family accommodation, subject to permissions.

The mature gardens and orchard extend to approximately 3,875 m², providing complete privacy

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.



LOCAL TAXES

Taxe foncière: 2140 EUR

NOTES

DESCRIPTION

Tucked away at the end of a driveway and enjoying complete privacy with no immediate neighbours, this beautiful Charentaise property offers a rare opportunity to enjoy the peace and charm of the French countryside while remaining within easy reach of Bordeaux and the Atlantic coast.

From the moment you arrive, the property makes an impression. An attractive traditional dovecote leads into an elegant enclosed courtyard around which the house and outbuildings are arranged, creating a setting full of character and authentic French charm.

The main house offers approximately 341m² of bright and spacious accommodation. The generous living areas include a welcoming entrance hall, a comfortable sitting room with fireplace, a dining room with wood insert and a large family kitchen complete with traditional wood-burning range cooker. A ground floor bedroom adds flexibility for guests or multigenerational living, while upstairs four further bedrooms and two bathrooms provide ample space.

Outside, the mature gardens and orchard provide a wonderful setting to enjoy the changing seasons and the relaxed pace of life that makes this region so desirable. The orchard includes apple, cherry, quince, hazelnut and walnut trees, allowing owners to enjoy homegrown produce throughout the year.

One of the property's most impressive features is undoubtedly its extensive outbuildings, offering almost 390m² of additional space including barns, former stables, workshops, cellar space, covered parking and storage areas.

These buildings offer exceptional flexibility and could suit a wide variety of projects, including:
classic car or motorcycle collections,
workshops or artisan businesses,
artist studios,
home offices or remote...