

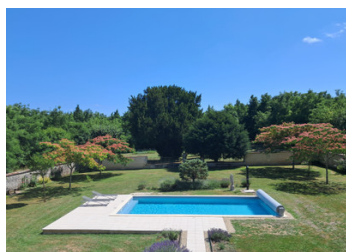
Superb Manor House in Village Position with 6 Bedrooms, 2 renovated second houses. Swimming Pool  
8hectares

EXCLUSIVE



## INFORMATION

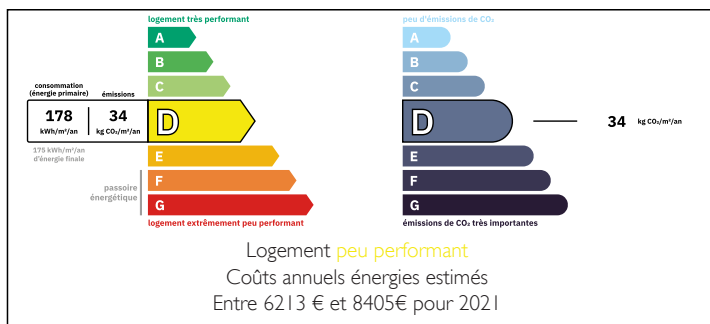
|             |            |
|-------------|------------|
| Town:       | Challignac |
| Department: | Charente   |
| Bed:        | 8          |
| Bath:       | 7          |
| Floor:      | 355 m2     |
| Plot Size:  | 84292 m2   |



## IN BRIEF

An immaculately presented Charentaise-style Manoir, this elegant and spacious property sits in the heart of a small picturesque village in the South Charente countryside. Entering through a gated courtyard, an impressive double staircase leads to the main entrance of the house. The generous accommodation includes six bedrooms, four bathrooms, three reception rooms and an exceptionally large kitchen. The quality of the renovation is immediately evident, combining thoughtful design with traditional character to create a truly superb home. There are recently created dwellings, each 1 bedroom at fully independent. Unusually for a village property, the manoir has a substantial parcel of land providing excellent privacy, along with a beautiful south-facing walled garden – a peaceful and secluded space perfect for relaxing. The property is far from isolated, with Barbezieux and access to the RN10 less than ten minutes...

## 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

This beautifully presented Charentaise-style Manoir combines traditional character with generous proportions and elegant living spaces, all set within the charming surroundings of a picturesque South Charente village.

Accessed through an attractive gated courtyard, the house immediately impresses with its classic double staircase leading to the main entrance. Inside, a wide and welcoming hallway sets the tone for the property, featuring beautiful original antique tomettes – the richly coloured quarry tiles typical of the region. A glazed door at the far end opens onto the formal rear garden and surrounding land. The hallway measures approximately 10.5m x 2.5m.

### Kitchen

A bright and spacious 6m x 6m kitchen overlooks the front courtyard. The room is fitted with practical cabinetry and includes a doorway leading to the withdrawing room. An excellent laundry/utility room adjoins the kitchen, providing additional practicality for family living. At the heart of the kitchen sits a magnificent traditional French cooking range that proudly takes centre stage, complemented by a smaller stove ideal for everyday cooking.

### Sitting Room

The main sitting room (6m x 5.6m) enjoys pleasant views over the front courtyard through large windows. A fireplace provides a focal point and could easily be reopened if desired. From here there is access to the library, making the space ideal for both relaxation and entertaining.

### Library / Study

Currently arranged as a peaceful retreat, the library (4m x 3.5m) features floor-to-ceiling shelving and enjoys a lovely outlook over the rear gardens. Another charming fireplace adds character, while a

## LOCAL TAXES

Taxe foncière: 2023 EUR

## NOTES