

Stunning château set within 13 hectares of private parkland in the Charente countryside



INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	0
Bath:	0
Floor:	900 m2
Plot Size:	133408 m2



IN BRIEF

Set within approximately 13 hectares of private parkland in the Charente countryside, this stunning château is an elegant 19th-century estate combining architectural character, high-quality renovation, and significant potential for further development.

The château offers around 900m² of living space across approximately 40 rooms. The renovation has been carried out to a high standard, carefully preserving the integrity and proportions of the château while introducing a refined, modern feel that remains fully in keeping with the property.

A key advantage is the presence of a separate private apartment within the left wing of the château. This space includes its own living room, two bedrooms, a kitchen, and a floor-heated bathroom with a walk-in shower.

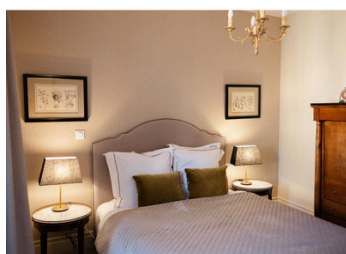
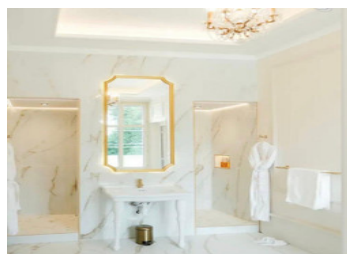
A distinctive feature of the estate is its private spa

ENERGY - DPE

DPE not required.

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.



NOTES

DESCRIPTION

Set within approximately 13 hectares of private parkland in the Charente countryside, this stunning château is an elegant 19th-century estate combining architectural character, high-quality renovation, and significant potential for further development.

The château offers around 900m² of living space across approximately 40 rooms. The renovation has been carried out by an interior designer to a high standard, carefully preserving the integrity and proportions of the château while introducing a refined, modern feel that remains fully in keeping with the property.

The main living areas are generous and well-proportioned, including an 85m² reception room, a 45m² sitting room opening onto a 55m² terrace with open views across the valley, and a 50m² dining room, all enhanced by original fireplaces and strong architectural features.

Part of the château has already been renovated, including several bedrooms and suites. At the same time, original areas—such as turrets, attic spaces, and an entire wing—remain untouched, offering flexibility to expand, redesign, or preserve these spaces in their authentic state.

A key lifestyle advantage is the presence of a separate private apartment within the left wing of the château. This space includes its own living room, two bedrooms, a kitchen, and a floor-heated bathroom with a walk-in shower. It provides complete privacy, allowing owners to live independently from the main château—ideal for those wishing to operate a hospitality or retreat business while maintaining a clearly defined private residence.

A distinctive feature of the estate is its private spa cave, which includes a heated plunge pool and...