

A former farm house and two further dwellings, large barns and outbuildings with excellent business potential



## INFORMATION

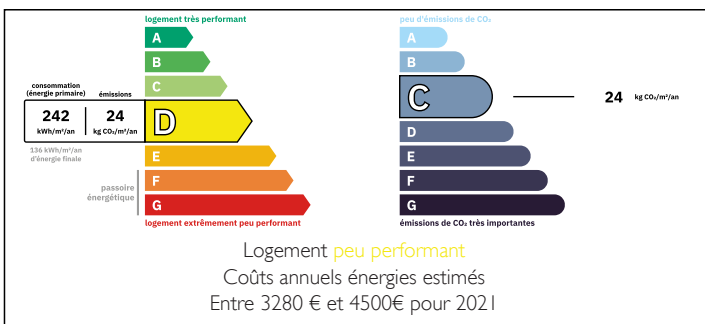
Town:	Val des Vignes
Department:	Charente
Bed:	10
Bath:	4
Floor:	440 m <sup>2</sup>
Plot Size:	24533 m <sup>2</sup>

## IN BRIEF

Nestled in the heart of the prestigious Cognac vineyards, this expansive 440 m<sup>2</sup> estate offers a rare blend of historical charm and versatile living. Whether you are looking for a grand family residence or a high-end hospitality venture, this property—comprised of a principal farmhouse and two independent dwellings—is a canvas for your dreams.

The main residence retains its soul with exposed stone and authentic timber beams. Offering 16 rooms in total including 10 bedrooms, the layout is perfectly designed for multi-generational living or a luxury gîte business. Outside, nearly 2.5 hectares (approx. 6 acres) of private land provide a sanctuary of peace, featuring mature gardens and substantial outbuildings/barns that offer even further conversion potential.

## ENERGY - DPE



Located in the charming commune of Val des

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

An Architectural Treasure in the Cognac Vineyards:  
A Premier Charentaise Estate

Jurignac, Val des Vignes (16250)

Key Features:

440m<sup>2</sup> Living Space

10 Bedrooms

2.5 Hectares

3 Separate Dwellings

Surrounded by the gentle slopes of the Charente department, this magnificent property offers a rare opportunity to acquire a substantial piece of local history. Located in the commune of Val des Vignes, the estate is surrounded by the world-famous "Petite Champagne" cognac vineyards, providing a landscape that changes beautifully with every season. This is a property designed for those who value space, tranquility, and the potential for a lifestyle-driven income.

The heart of the estate is a well preserved ensemble of the principal farm house and two further dwellings with a total of 16 rooms farmhouse. Spanning multiple levels, the interior is a masterclass in rustic elegance, featuring original Charentaise stone walls and massive oak beams.

**Living Space:** The ground floor offers grand reception rooms with monumental fireplaces, perfect for hosting or cozy winter evenings.

**Accommodation:** With 10 bedrooms distributed across the three dwellings, the main house serves as a stately anchor, offering enough room for a large family while maintaining a sense of intimacy and warmth.

**Independent Dwellings & Guest Potential:** What sets this property apart are the two additional, fully independent dwellings. These are not merely annexes; they are complete homes that offer:

**Business Potential:** Perfectly suited for high-end gîte

## LOCAL TAXES

Taxe foncière:

2486 EUR

## NOTES