

Stunning manor house set in over 8 hectares of land with 5 cottages and large outbuildings



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Hiesse   |
| Department: | Charente |
| Bed:        | 26       |
| Bath:       | 12       |
| Floor:      | 895 m2   |
| Plot Size:  | 88724 m2 |



## IN BRIEF

Set within over 8 hectares of private, attached grounds near Confolens, this exceptional 17th-century estate combines the charm of French country living with outstanding commercial potential.

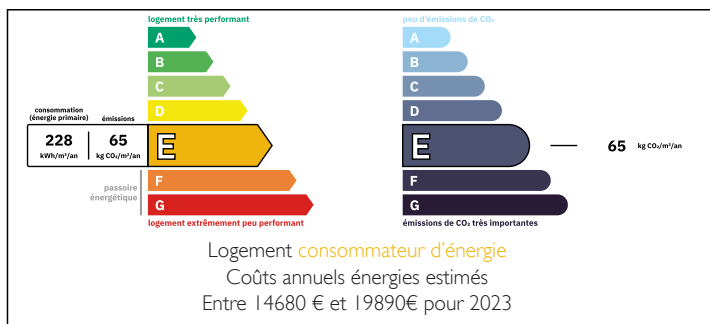


At its heart is an impressive 536 m<sup>2</sup> manor house, rich in period character with fireplaces, stonework, generous reception rooms and beautiful countryside views. Five independent cottages bring the total residential accommodation to approximately 895 m<sup>2</sup>, creating an excellent foundation for a holiday letting or hospitality business.



Substantial stone barns, stables and agricultural buildings offer further exciting possibilities, including a wedding and events venue, retreats, equestrian activities or other tourism projects.

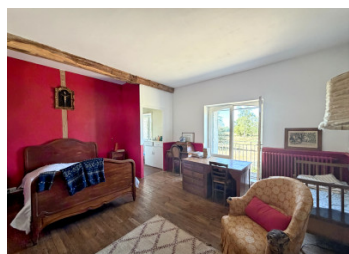
## ENERGY - DPE



A rare opportunity to enjoy an authentic French manor-house lifestyle while developing a destination

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

Set in the peaceful Charente countryside, approximately 10 km from Confolens, this remarkable country estate offers an exceptional combination of historic character, generous accommodation and considerable potential. The property comprises approximately 895 m<sup>2</sup> of residential accommodation together with an extensive range of barns, stables and agricultural buildings, all set within 88,724 m<sup>2</sup> (8.87 hectares) of grounds.

### The Manor House

At the heart of the estate stands an impressive early 17th-century manor house of approximately 536 m<sup>2</sup>. Full of period character, the building is currently arranged as three distinct living areas, providing considerable flexibility for a large family, multi-generational living, guest accommodation or a hospitality project. The layout could also be reconsidered to create a more unified principal residence.

The central section offers approximately 111 m<sup>2</sup> of living space on the ground floor, including an entrance hall, a welcoming sitting room with an attractive fireplace, a kitchen/dining room and a library. An original stone staircase leads to the first floor, where approximately 116 m<sup>2</sup> comprises four spacious bedrooms, a bathroom and a principal suite. The uppermost floor provides further space with potential for conversion, enhanced by a large glazed opening bringing in abundant natural light and enjoying far-reaching views.

The eastern section of the manor includes an entrance hall, kitchen, dining room, sitting room, study and shower room across approximately 71 m<sup>2</sup>, with four bedrooms, a bathroom and WC on the upper floor.

The western section has a particularly individual layout, with an entrance, kitchen, boiler room, sitting

## NOTES