LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47326LAP16 Price: 1 276 595 EUR

agency fees to be paid by the seller

Exceptional 51 hectare Equestrian Estate with 468m Residence, Gîte, Pool & Extensive Outbuildings















INFORMATION

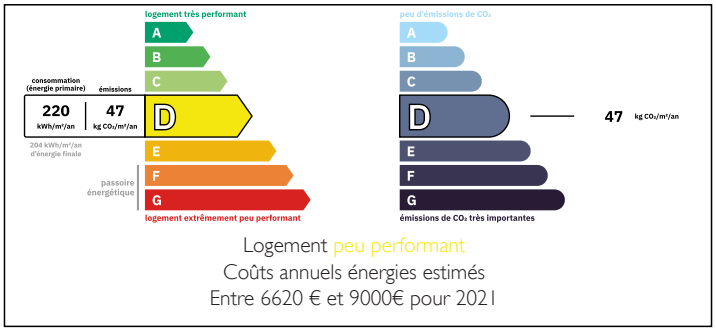
Town:	Feuillade
Department:	Charente
Bed:	5
Bath:	4
Floor:	468 m2
Plot Size:	516368 m2

IN BRIEF

Set in the Charente countryside at Les Grozilles, Feuillade, this substantial country estate combines an impressive principal residence, independent guest accommodation and extensive purpose-built equestrian facilities.

The scale and versatility of the property make it particularly appealing for buyers seeking a private country residence with serious equestrian capability, while its additional accommodation, swimming pool and extensive outbuildings provide considerable flexibility.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6620 € et 9000€ pour 2021

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

THE MAIN HOUSE

The principal residence offers approximately **468m² of accommodation over two levels**, combining generous proportions with traditional features including exposed stonework and substantial timber beams.

The accommodation includes a **séjour, separate salon, dining room, bar room and office**, together with a large country kitchen, utility room, dressing rooms and storage.

There are **five bedrooms, two bathrooms, two shower rooms and WC facilities**, providing substantial space for family life, entertaining and guests.

GÎTES & RESTORATION POTENTIAL

The estate includes a **functioning independent two-bedroom gîte**, ideal for family, guests or those connected with the equestrian facilities, with potential for holiday accommodation subject to applicable requirements.

Approximately 200m from the main house, is a second 2 bedroom gite, within its own grounds. This has suffered fire damage and is currently not habitable. It offers restoration potential, although the extent and feasibility of works should be assessed by appropriately qualified professionals.

Together, the gîtes add considerable flexibility for guest, staff, equestrian or potential rental accommodation.

EQUESTRIAN FACILITIES

The extensive equestrian infrastructure is a defining feature of the estate and is already established for the practical management of multiple horses.

There are **18 stables**, comprising internal and external boxes, together with a **covered horse walker, two tack rooms, horse wash station,