LEGGETT
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Ref: A48621CGL16 Price: 1 550 000 EUR

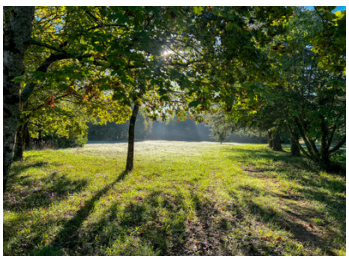
agency fees included: 6 % TTC to be paid by the buyer (1 462 265 EUR without fees)

Elegant 17th-18thC château to restore with parkland, outbuildings, farmhouse & 80ha leased farmland.







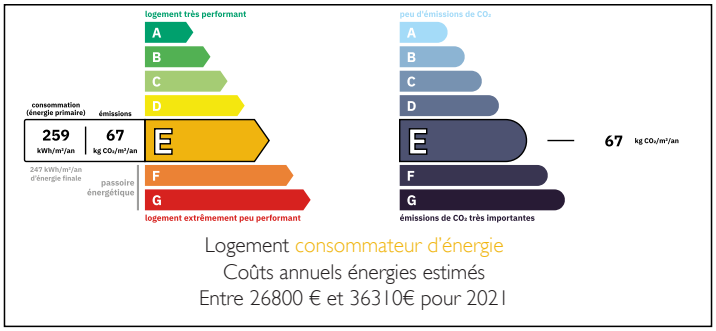








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 26800 € et 36310€ pour 2021

INFORMATION

Town:	Bernac
Department:	Charente
Bed:	16
Bath:	8
Floor:	1079 m2
Plot Size:	1006113 m2

IN BRIEF

A rare heritage estate combining prestige, authenticity and exceptional investment potential.
Set within unspoiled French countryside, this elegant château dating from the late 17th or early 18th century offers approximately 845 m² of accommodation across 20 principal rooms, including grand reception rooms, a dining room, offices, a billiard room and 11 bedrooms. Rich in original character, it retains parquet floors, mouldings, wood panelling, fireplaces, a vaulted cellar, a carved entrance door and an impressive adjoining tower. The estate extends over 15.8 hectares of parkland and pasture, much of it enclosed by traditional stone walls.
Additional assets include a dovecote, extensive outbuildings and an independent farmhouse with a fully renovated 234 m², four bedroom house. Approximately 80 hectares of leased farmland provide recurring agricultural income, creating a unique opportunity to restore, enhance and enjoy a

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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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

Character Château Estate at the Heart of a 15-Hectare Domain with Farm, Outbuildings and 80 Hectares of Agricultural Land

A rare heritage estate with exceptional potential.

Set within a protected and private environment, this remarkable family estate, believed to date from the late 17th or early 18th century, extends across approximately 15 hectares (37 acres) of mature parkland, much of it enclosed by traditional stone walls. A true example of France's rural architectural heritage, the property comprises a character château, a guest house, extensive outbuildings, a habitable farm with swimming pool, and approximately 80 hectares (198 acres) of leased agricultural land, generating ongoing farming income.

The Château

Benefiting from central heating and retaining many original period features, including fireplaces, historic flooring and authentic proportions, the château offers over 800 m² of living space arranged over two principal floors.

The ground floor is centred around a magnificent entrance hallway leading to several reception rooms, two dining rooms with fireplaces, a study, a billiard room, a games room and various service areas.

The first floor provides eleven generously proportioned bedrooms, multiple bathrooms and shower rooms, dressing rooms, offices and additional accommodation, offering numerous possibilities for a prestigious family residence, boutique hospitality venture or events business.

Above, an impressive 455 m² attic presents significant conversion potential. A beautiful vaulted wine cellar further enhances the property's historic character.

The Guest House

Known as the "Petit Chalet", this charming independent cottage requires full restoration. It currently comprises a living room, bedroom,

NOTES