



EXQUISITE MANOIR SET IN PRIVATE GROUNDS  
PLUS EQUESTRIAN FACILITIES. HEATED POOL.  
SOLAR/GROUND SOURCE ENERGY

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PROPERTY FACT FILE	
REFERENCE	A23919ET16
PRICE	€ 2,200,000 £ 1,820,720* <small>*agency fees included: 6 % TTC to be paid by the buyer (2 075 472 EUR hors honoraires)</small>
BEDROOM	12
BATHROOM	7
ACCOMMODATION	800 m <sup>2</sup>
LAND	40028 m <sup>2</sup>
TOWN	Segonzac
DEPARTMENT	Charente
LOCATION	Hamlet property
TYPE	Manoir
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Highest Standard Renovation, 12 bedrooms 7 bath
- Large Equestrian facility plus Menage 4 stables
- 15m x 7m Heated Pool with automatic cover
- 10 acre land and garden. Covered parking 4 cars
- Main House Plus All Bedrooms Air Con throughout.

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Situated close to Segonzac in the Grande Champagne region, the property offers stunning views and complete privacy. It's just a short drive from Cognac, with covered parking for at least 4 cars.

This is a superb renovation carried out by the best artisans, and

## DESCRIPTIF

Opening into a grand entrance hall, to the left is an elegant formal salle à manger, easily accommodating a table for 14 plus. The vast, modern kitchen is down a shallow flight of stairs, and the two rooms together provide a wonderful open aspect for dining and entertaining. The kitchen is temperature-controlled for comfort whatever the weather.

To the right of the hallway are 4 further sitting rooms, the ones to the rear having access to the beautiful rear terraces. Of these 4, there is one with a small corner kitchen installed – ideal for guests or staff.

Also accessed from the hallway and down a few steps is a fully-equipped vestiaire with W/C, and further steps lead down to the basement level, which provides a laundry room and plenty of storage. Back to the main entrance and up the stunning original staircase to the first floor, where there are four exquisite bedrooms (1 en suite) and a family bathroom. There is also a large roof terrace accessed from the first floor.

On the top floor are 3 further bedrooms (1 en suite), and a family bathroom in the Jack and Jill style which is shared by the other 2 bedrooms (ideal for a family with young children).

All the bedrooms are air-conditioned.

More guest accommodation, a separate wing indeed, is found in a converted barn area, attached to the main house and consisting of 2 distinct areas: downstairs with 2 substantial bedrooms (both en suite), while upstairs there is a magnificent 3-bedroom apartment with a large living

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23919ET16>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

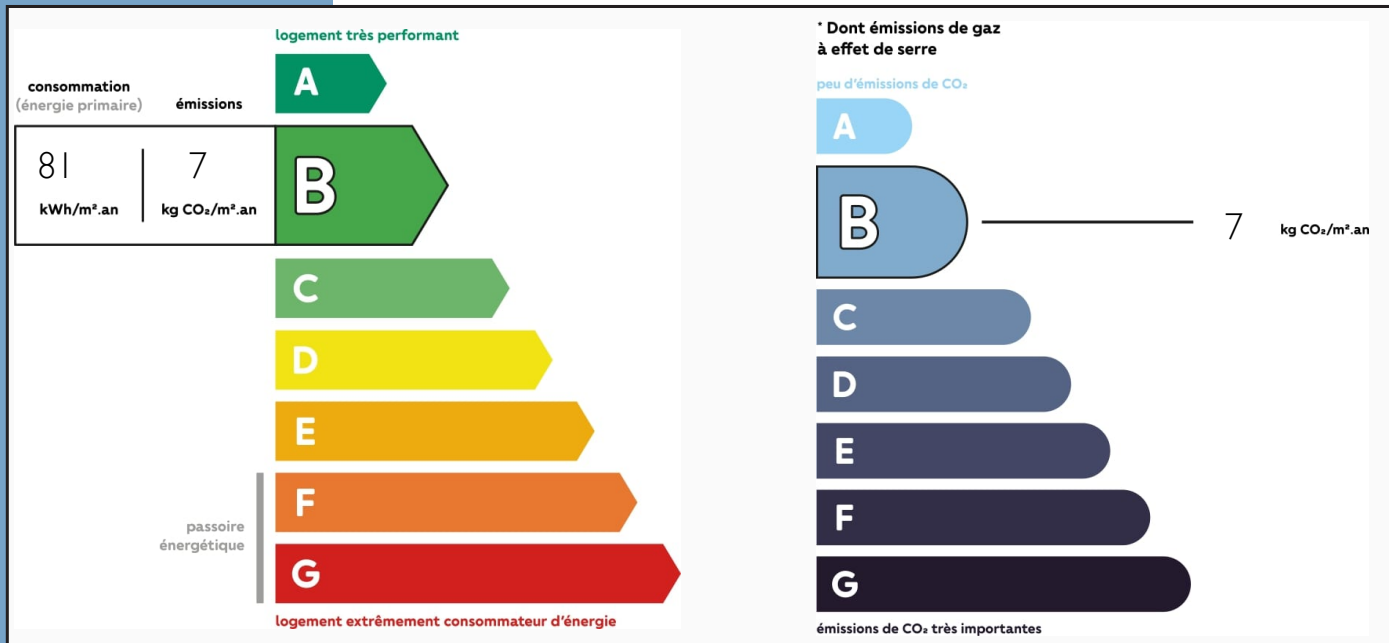
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

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## CONTACT

Réf :A23919ET16  
FILE COMPLETE  
AND PHOTOS  
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