LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL 19TH CENTURY STONE MAISON DE MAITRE .
SET IN 2H OF SPACIOUS PRIVATE GROUNDS WITH SWIMMING POOL.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A48396CDE16
PRICE	€ 689,950 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (664 950 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	310 m²
LAND	21265 m²
TOWN	Rougnac
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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- The elegant house and its historic character
- A rare opportunity to create something special.
- Private gardens, orchard, pool and outdoor living,
- Exceptional potential for further development
- Angouleme 24k with TGV links to Paris/Bordeaux

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Beautiful Historic Charentais Maison de Maitre with Swimming pool, Equestrian Potential and Exceptional Development Opportunities
A rare opportunity to create something truly special. This charming and characterful country property built c.1890 offers an exceptional

DESCRIPTION

The property retains a wealth of original features, including an impressive original staircase in antique oak, high ceilings throughout and grand floor-to-ceiling windows that flood the principal rooms with natural light.
The magnificent living room (53.43 M2) features ceilings of approximately 3 metres or more, underfloor heating and a substantial 15 kW wood-burning stove. A remarkable C.17th-century fireplace from the Rhône Valley provides a striking focal point, complemented by the property's other original fireplaces.
The long dining room (25.47 m2) is perfectly suited to entertaining up to 20 guests with a large open fireplace that creates a wonderful atmosphere for gatherings.
The kitchen (22.42 m2) is a particularly special feature, with a Lacanche Cluny range cooker, bespoke handmade cabinetry and central island, finished with hand-patinated zinc worktops. A wood-burning stove adds warmth and character, while three additional working open fireplaces throughout the property enhance its traditional appeal.
Adjacent to the kitchen is a a well-equipped laundry room with a deep scullery sink, together with Miele and Liebherr appliances, including refrigerators, washing and drying machines, and a dishwasher.
The house has been decorated using organic chalk paints and furnished with a carefully curated collection of Swedish and French antiques. Its distinctive interiors have attracted international attention, with features in design and lifestyle publications including J...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48396CDE16

COMPLETE FILE AND PHOTO ON REQUEST

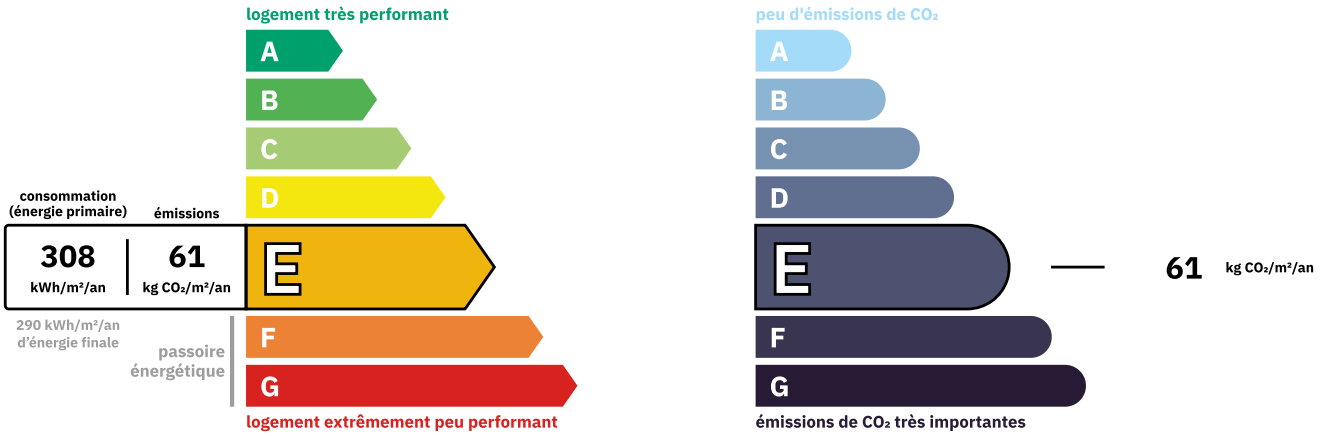
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 8060 € and 10950€ for 2026

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A48396CDE16
FILE COMPLETE AND PHOTOS ON REQUEST

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