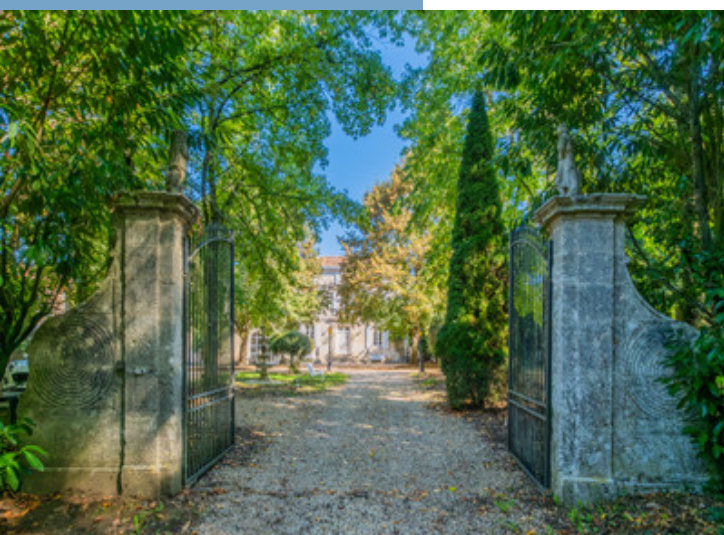


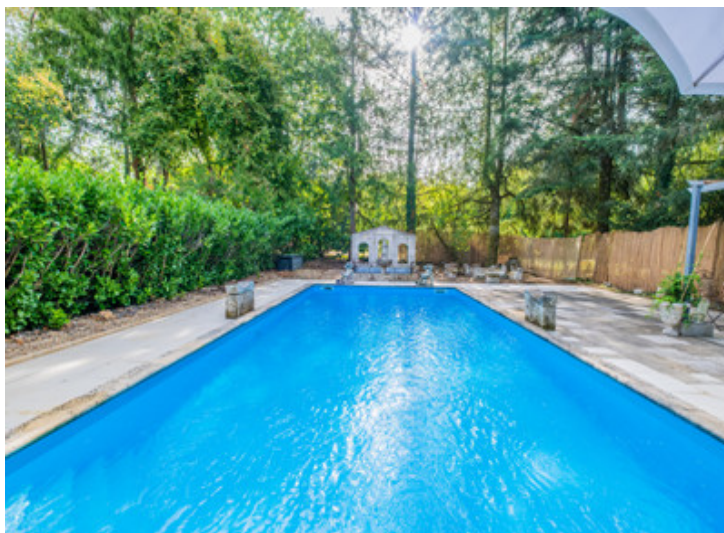


EXCEPTIONAL 19TH CENTURY STONE MAISON  
DE MAITRE .  
SET IN 2H OF SPACIOUS PRIVATE GROUNDS  
WITH SWIMMING POOL.

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



| PROPERTY FACT FILE                                               |                                                                                                                 |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                        | A48396CDEI 6                                                                                                    |
| PRICE                                                            | € 689,950<br>£ 0*<br>*agency fees included: 4 % TTC<br>to be paid by the buyer<br>(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,<br>Country House                                                                     |
| CONDITION                                                        |                                                                                                                 |
| FEATURES                                                         | Swimming Pool, Private drainage,<br>Garage                                                                      |
| *Price based on current exchange rate which is subject to change |                                                                                                                 |



- 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

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

Ref : A48396CDE16

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 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

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

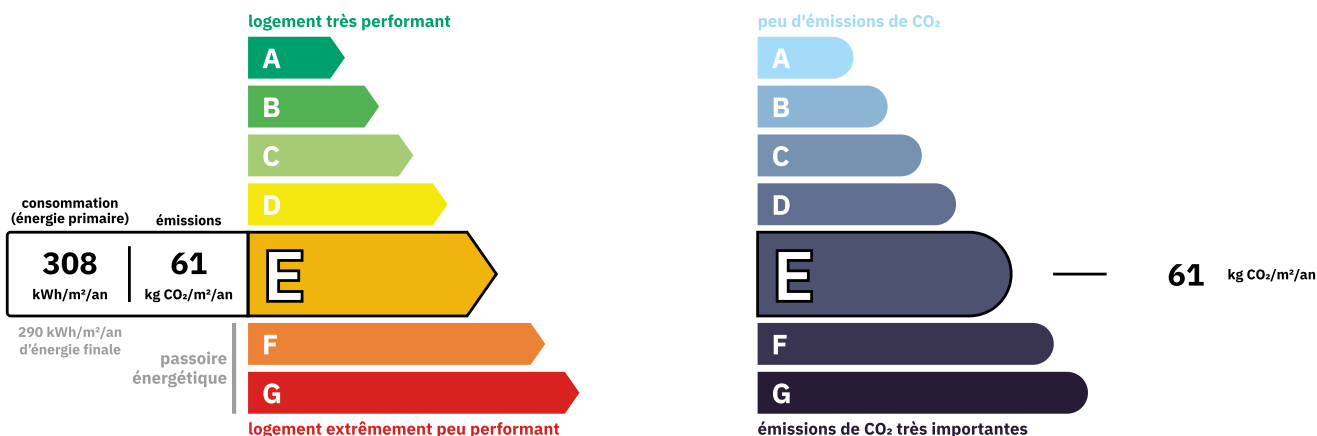
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

EXCEPTIONAL 19TH  
CENTURY STONE MAISON D  
MAITRE .  
SET IN 2H OF SPACIOUS  
PRIVATE GROUNDS WITH  
SWIMMI...

Ref : A48396CDEI6

## ENERGIE-DPE

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



## NOTICE

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I: Quoted prices are subject to fluctuations in exchange rates. 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.

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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 : A48396CDEI6  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)