

Attractive Country Estate. Fully Furnished 5/6 bedroom, plus 1 Bed Cottage, Heated Pool, 8 Hectares with Lake

EXCLUSIVE



INFORMATION

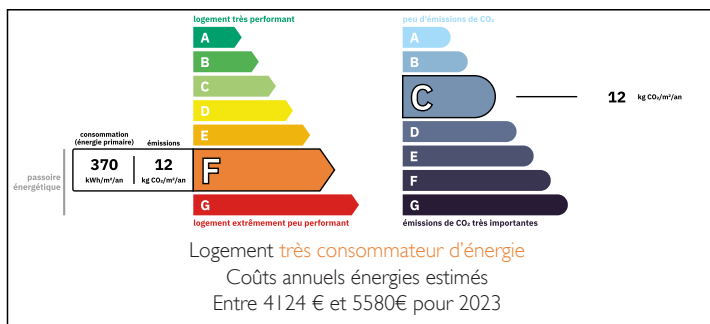
Town:	Bors (Canton de Tude-et-Lavalette)
Department:	Charente
Bed:	6
Bath:	3
Floor:	246.5 m2
Plot Size:	72850 m2

IN BRIEF

This fully furnished manor sits on nearly 8 hectares of private, peaceful land. The main Maison de Maître offers 5–6 bedrooms and a secluded 8x4m heated pool to the rear. Successfully rented during summer, it also includes a detached single-storey 1-bedroom gîte with kitchen, lounge (potential 2nd bedroom), and shower room—ideal for guests or rental. Several large outbuildings offer excellent potential for conversion into further gîtes or equestrian facilities. A 1-hectare lake adds to the charm of the estate. Located just 10km from the stunning village of Aubeterre-sur-Dronne, on the Charente/Dordogne border—this is a rare opportunity.

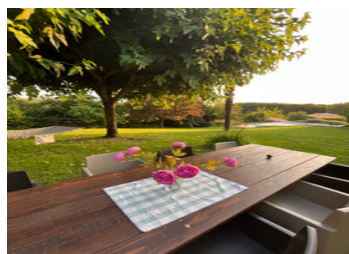


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Tucked away in the peaceful Charente countryside, just a short drive from the beautiful village of Aubeterre-sur-Dronne, this character-filled property offers a rare combination of privacy, space, and business potential. Set on substantial grounds, including a 1-hectare stocked lake, a heated swimming pool, and extensive outbuildings, the estate presents a unique opportunity for multi-generational living or income generation via holiday rentals.

You arrive at the property via a long private driveway, entering through impressive stone pillars and wrought iron gates into a spacious courtyard framed by traditional outbuildings—perfect for storage, workshops, or conversion (subject to planning).

Main House

The principal residence is situated to the right of the entrance and retains much of its original charm, including a beautiful stone staircase and fireplaces throughout.

Entrance Hall (11m²): Welcoming hallway with original staircase.

Living Areas (30m² + 28m²): Dual reception rooms, each with its own fireplace, offering flexible layout options.

Kitchen/Dining Room (27.4m²): Fully fitted kitchen featuring an original Charentaise fireplace and direct access to the garden.

Ground Floor WC (1.7m²): Conveniently located under the stairs.

Upstairs offers generous family accommodation:

Five/Six Bedrooms (22.2m², 10.6m², 13.5m², 10.7m², 12.6m², 14.7m²): Spacious rooms, one requiring