

Luxury Stone Manor and guest house, castle views, Heated pool with various outdoor entertaining areas .



## INFORMATION

Town:	Ronsenac
Department:	Charente
Bed:	8
Bath:	4
Floor:	425 m2
Plot Size:	9950 m2

## IN BRIEF

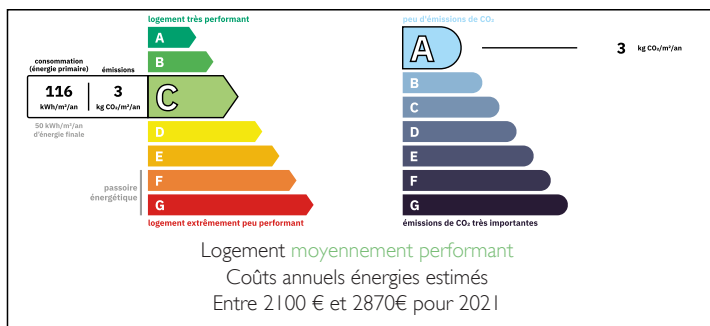
Impressive, remodeled home (2024), new American kitchen with huge sit up marble center island, dining room with views, mud/boot room, and stunning turn-key guest house and private patio with income potential. A covered outside entertaining area with a wood burning fireplace is adjacent to a fully fenced garden with a newly installed limestone patio surrounding the heated salt water pool. Landscaped garden, south facing courtyard, totally private.

This home also offers two garages and an additional spacious building that can be finished as a large home, or, continue as storage for garden equipment. A stone chicken coup is also included.

All amenities are 5 minutes away by car; supermarket, gas station, hardware store, post office, bakery, butcher, etc.



## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The main house comprises of the following facilities;

GROUND FLOOR 205.50 m<sup>2</sup>

Main entrance leading into a spacious hallway. Library, bathroom and mud room to the right, living room, dining room and fully equipped kitchen and breakfast room to the left of the hallway.

Guest bedroom with an ensuite shower room, further home office which can be a bedroom.

The reception areas present many authentic period elements, mixed with a contemporary design, polished concrete floors, and south facing windows creating light and spacious rooms with height.

4 Fully functioning wood burners in all reception rooms.

Cottage style wood double glazed windows and doors leading out on to the front and back courtyards.

FIRST FLOOR: 120 m<sup>2</sup> Original stairs leading to landing, a master bedroom, 3 further bedrooms, large bathroom, and a dressing room.

Again very tastefully decorated with style and a mixture of contemporary with the original features. In total 325 m<sup>2</sup> living space.

The entire house is serviced by a heat pump with a very high level of insulation. All the roofs have been recently timbered and retiled.

The exterior offers a pretty totally renovated gite of 100 m<sup>2</sup>. Bespoke fitted kitchen, living area with an open fireplace. Beautiful ensuite bedroom. Outside covered terrace and a view across the village of Ronsenac, Chateau de la Mercerie, Magnac Lavalette and Villebois Lavalette.

There is an additional building adjacent to the pool, of 255 m<sup>2</sup> ready for conversion with full architectural plans, comprising of a living/dining area, kitchen, master bedroom with ensuite...