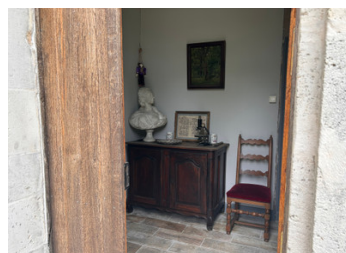


Elegant Charentaise Estate with Guest House, Pool & 6ha Near Barbezieux, Between Bordeaux & Angoulême



INFORMATION

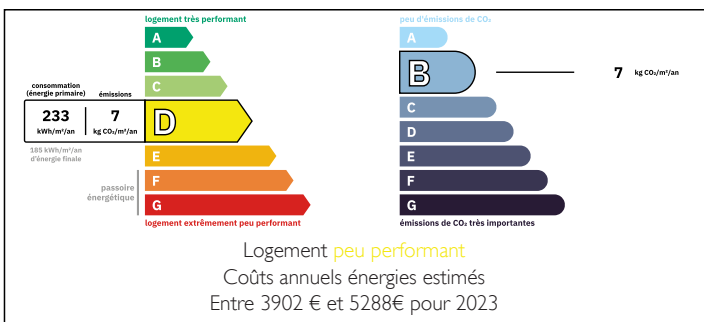
Town:	Condéon
Department:	Charente
Bed:	7
Bath:	4
Floor:	325 m2
Plot Size:	62762 m2



IN BRIEF

Stunning 19th-century Charentaise estate near Barbezieux ideally located between Bordeaux and Angoulême. Set on 6 hectares with extensive outbuildings, a guest house, and a pool, this elegant property is currently a multigenerational home, but also offers exceptional potential for a wedding venue, gîte complex, or luxury retreat. Authentic charm, generous volumes, and serene surroundings make this a rare opportunity in the heart of the Charente.

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.



DESCRIPTION

In an elevated and tranquil setting near Barbezieux (16), between the cultural hubs of Bordeaux and Angoulême, this exceptional Charentaise estate combines timeless elegance with immense business potential. Built in 1831, the main logis boasts approx. 325 m² of beautifully maintained living space, with 7 bedrooms, expansive reception areas, and period features throughout. An independent renovated guest house of 120 m² adds further accommodation flexibility.

Nestled behind a tree-lined private driveway, this exceptional property welcomes you with a sense of charm and seclusion. A striking stone feature stairway leads to the front garden & main house, setting the tone for the elegance within. The domaine features beautiful stone arches throughout, enhancing its timeless character and architectural appeal. Adding to its unique allure is a traditional pigeoniere, a classic French dovecote that adds both historical charm and visual interest to the grounds—a true blend of rustic beauty and refined living.

In the main house, on the ground floor, a grand entrance hall (7.80 m²) with tiled floors sets the tone for the property's classic symmetry. The main living rooms include a spacious salon/séjour (36 m²) with Scandinavian-style wood stove, a large dining/living room (38.80 m²) with parquet floors and fireplace, and an elegant second salon (19.80 m²). Two fully equipped kitchens (14.90 m² and 16.00 m²) serve both family living and potential guest stays.

The sleeping quarters are versatile and refined, including ground-floor bedrooms of 15.50 m², 19.50 m² (with en-suite), and a large 24.00 m² suite....

LOCAL TAXES

Taxe foncière: 1950 EUR

Taxe habitation: EUR

NOTES