

OFFER ACCEPTED. Idyllic! Beautiful former wine estate; includes main house & separate apartment.



INFORMATION

Town:	Bellevigne
Department:	Charente
Bed:	7
Bath:	5
Floor:	500 m2
Plot Size:	30000 m2

IN BRIEF

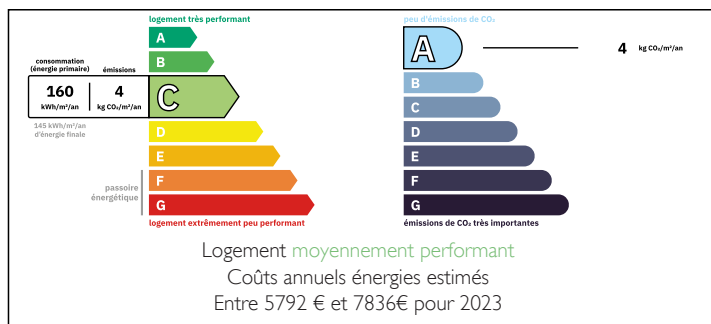
A beautiful and very charming former wine estate only 25 mins from the heart of Angouleme. Comprises a lovingly renovated main house (approx. 320m²) and a separate apartment (approx. 160m²) set in a beautifully landscaped 5000m² park.

Nestled amongst the idyllic vineyards, this fabulous property retains plenty of its old character, combining authenticity, elegance and serenity to create a calm and very peaceful space in which to enjoy rural France.

Located near the town of Châteauneuf-sur-Charente (schools, college and shops), this property has a total of 3 hectares land and is also being made available with various outbuildings (estate office, workshops, etc) that includes the former distillery, complete with old copper stills - an ideal setting for receptions or private events.

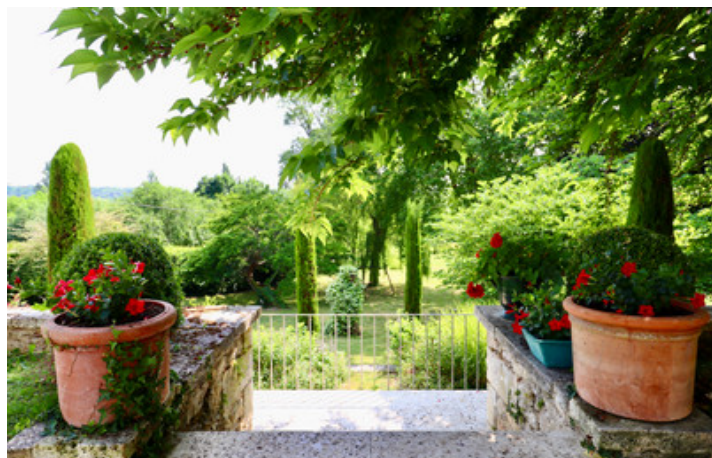


ENERGY - DPE



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

This former wine estate is only 25 mins from the heart of Angoulême. It comprises a lovingly renovated main house (approx. 320m²) and a separate apartment (approx. 160m²), both set in a beautifully landscaped 5000m² park.

The main house has two lovely entrances, both exceptionally welcoming, that draw you into the house and lead to the ground floor rooms that include a dining room, two cosy living rooms and a large fully equipped kitchen of approximately 60m².

Two solid wooden staircases lead upstairs and to two well-appointed and very comfortable bedroom suites of 30m² and 37m² respectively. Both offer peace and calm and great views over the vineyards. Two more bedrooms and a bathroom complete the first floor. An attic with renovation potential is on the second floor.

The adjoining and independent apartment of approximately 160m² comprises a first floor living space with a spacious salon, second salon/games room, three bedrooms, two bathrooms and a kitchen - ideal for the inevitable guests that accompany such an exceptional property.

The main house has full double glazing and both houses have a newly installed ecologically-friendly central heating system (wood pellet fired). The property also benefits from a high local water table, ensuring an autonomous water supply. This is treated by a high-performance filtration system ensuring the water is perfectly safe to drink.

Outside, a shaded gravel driveway in front of the house is well-suited for al fresco dining or simply to enjoy the surrounding countryside. A...

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