

## The Estate of Quiet Grandeur - 10-Bedroom Maison de Maître on 3.5 hectares

EXCLUSIVE



## INFORMATION

Town:	Les Adjots
Department:	Charente
Bed:	10
Bath:	3
Floor:	313 m2
Plot Size:	3025 m2

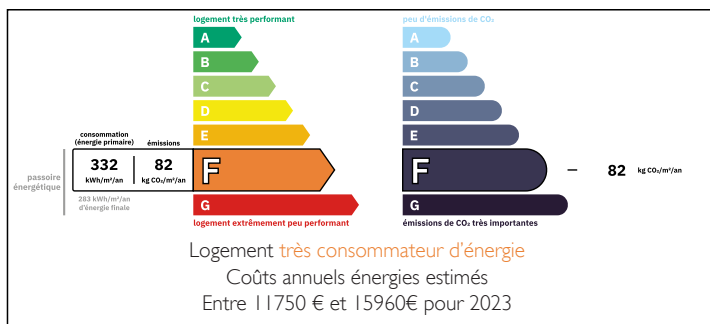
## IN BRIEF

In the heart of Charente, La Cour reveals itself as a hidden estate of rare distinction—an elegant 300 m<sup>2</sup> 10-bedroom country manor nestled within over 3 hectares of parkland. Towering oaks, ancient chestnuts, and noble firs lend a timeless character to the grounds.

The pastures are pesticide free, completely organic, and have been carefully planted with specialist grasses once used for the breeding and raising of champion thoroughbred horses. With ample space and structure, La Cour could easily be transformed into a boutique equestrian centre or stud farm of prestige.

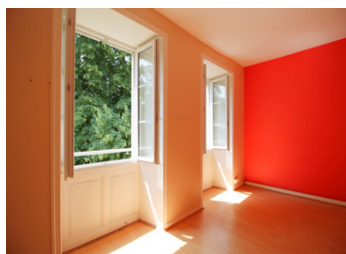


## ENERGY - DPE



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 the heart of Charente, La Cour (old French word for a stud farm) reveals itself as a hidden estate of rare distinction—an elegant 300 m<sup>2</sup> 10-bedroom country manor nestled within over 3 hectares of parkland. Towering oaks, ancient chestnuts, and noble firs lend a timeless character to the grounds.

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The vast outbuildings (900 sq m)—former stables, barns, and stone-built annexes offer significant versatility. From horse stalls to collector car storage, from creative ateliers to warehouse space for online business owners, the possibilities are extensive.

Inside the main house, authentic features remain present: such as original Charent fireplaces, sweeping sculptural staircases, slate roof and centuries-old tiles. Though wrapped in serene greenery, La Cour remains wonderfully connected—just 2 hours by train to Paris, 1 hour to Bordeaux, and 90 minutes to the Atlantic beaches.

More than a residence, La Cour is an estate with soul and scale, ready to be reimagined. A rare opportunity to shape something truly exceptional in the heart of the French countryside.

Ground floor:

Entrance hall - 17 sq m

Reception room - 26.2 sq m

Kitchen - 41 sq m

boiler room

living room 30.6 sq m

office room/study 8.9 sq m

second entrance hall 8.45 sq m

shower room 10.6 sq m

There is a staircase...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES