

Equestrian Estate with Gîte, Pools & 6 Stables near Chalais and Montmoreau – Idyllic Charente Living



INFORMATION

Town:	Châtignac
Department:	Charente
Bed:	6
Bath:	5
Floor:	284 m2
Plot Size:	107100 m2



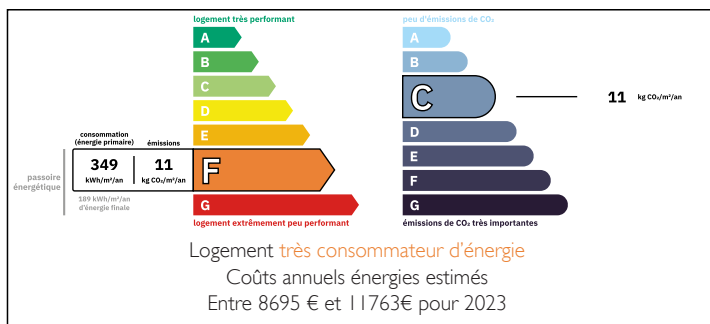
IN BRIEF

Discover the dream of countryside living in this exceptional equestrian estate near Chalais and Montmoreau, offering privacy, space, and versatility.

Accessed via a long private drive, the property features eleven paddocks, a sand arena (40m x 20m), six stables, tack and feed rooms, and a farmhouse gîte with heated pool—perfect for family, friends or income. The main residence combines light-filled living spaces with authentic Charentaise charm.

Enjoy weekly markets, vibrant cafés, and all local amenities just minutes away. With easy access to Angoulême's TGV station and Bordeaux airport, this property offers the ideal balance between rural serenity and modern convenience—perfect for horse lovers, families, or those seeking a French lifestyle retreat.

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

Set on generous grounds, this equestrian property includes extensive outbuildings, chicken runs, two polytunnels, vegetable gardens, and water storage systems—perfect for self-sufficient living.

Main House

Entrance hall: 15.84 m², bright and welcoming

Bedroom 1: 36 m², large windows, en-suite bathroom

Family bathroom: 8.67 m², modern finish

Bedroom 2: 25 m²

Lounge: 32.71 m², light-filled with fireplace

Kitchen: 15.68 m², modern and well-equipped

Dining room: 23.28 m², double aspect windows

Utility room: 14.38 m²

Tower bedroom (1st floor): 34.53 m² with wardrobes and part-finished en-suite (6.16 m²)

Gîte

Independent farmhouse-style gîte with heated 8m x 4m pool (liner).

Kitchen/dining room with fireplace: 20.86 m²

Lounge and formal dining: 45.05 m²

Shower room: 3.40 m²

Bedroom 1: 16.90 m²

Bedroom 2: 15.81 m²

Bathroom: 8 m²

Bedroom 3: 15.98 m²

Outbuildings & Land

6 stables, tack room, feed room, open barn

Sand arena (40m x 20m)

Additional barn: 37.91 m²

Second pool (12m x 9m) to be finished

Concrete koi pond (unfinished)

Location

Nestled in Chatignac, a charming Charente village near Chalais and Montmoreau, both offering weekly markets, supermarkets, schools, restaurants, and rail links to Angoulême and Bordeaux. Surrounded by rolling countryside and vineyards, this property is ideal for equestrian enthusiasts, B&B projects, or