

Elegant 19th-Century Château on 7ha close to Jarnac in the Charente department in SW France



INFORMATION

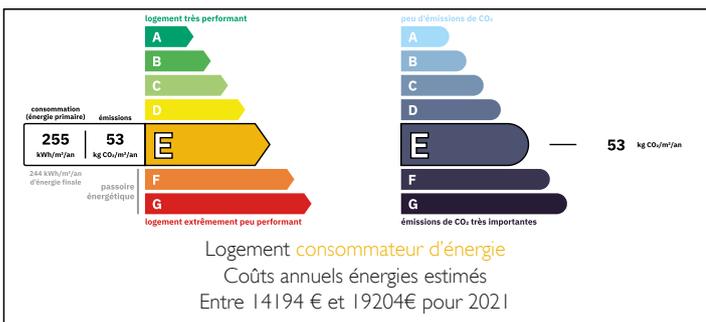
Town:	Foussignac
Department:	Charente
Bed:	17
Bath:	14
Floor:	1240 m ²
Plot Size:	70000 m ²



IN BRIEF

Nestled in the picturesque countryside near Jarnac, Château de Brillac is a light-filled mid-19th-century estate offering around 750 m² of living space, along with two gîtes and a large events building (490 m² in total) and a two-bedroom, one-bath caretaker's house with garage and garden. Set on 7 hectares of private parkland and woodland, the estate combines historic charm with proven commercial appeal. The property has a total of 17 bedrooms and 14 bathrooms, spread across the château and the three outbuildings, making it ideal as a private residence, hospitality venue, or events estate. Beautiful reception rooms with large windows and period features create an elegant and welcoming atmosphere. Amenities include a wellness centre, a heated 6 × 12 m pool and mature grounds.

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

GROUND FLOOR

- Entrance hall with wooden staircase leading to the first floor.

Right Wing:

- Sitting room with fireplace

- Office

Left Wing:

- Dining room

- Small salon (ideal for a pool table)

- Living room with monumental stone fireplace

Back Hall / Service Area:

- Storage room with access to basement and back staircase to first floor

- Pantry

- Kitchen

- WC

- Wellness centre / Spa with jacuzzi, jet shower, sauna, treatment room, and 2 WCs

LOCAL TAXES

Taxe foncière: 5600 EUR

Taxe habitation: EUR

FIRST FLOOR

- Landing

- Room with cumulus and sink

- Walk-in wardrobe

- Bedroom 1 – ensuite with shower, washbasin, WC

- Master Suite – office, sitting room with balcony, bedroom, ensuite with rain shower, double washbasins, WC

- Bedroom 2 – suite with sitting area/office, ensuite with shower, double washbasins, WC

- Bedroom 3 – ensuite with washbasin, WC

- Bedroom 4 – ensuite with washbasin, WC

- Bedroom 5 – ensuite with washbasin, WC

UPPER FIRST FLOOR / MEZZANINE

- Landing

- Bedroom 6 – ensuite with shower, washbasin, WC

- Bedroom 7 – ensuite with shower, washbasin, separate WC

- Bedroom 8 – ensuite with shower, washbasin, WC

- Bedroom (should be 9, but no number on door)

- Bedroom (should be 10, but no number on door)

- Bedroom 10 – ensuite with bath, WC, and small washbasin

NOTES