

Country estate featuring two houses and stone outbuildings, all set in 41 hectares of private land.



EXCLUSIVE

## INFORMATION

Town:	Ronsenac
Department:	Charente
Bed:	7
Bath:	4
Floor:	347 m2
Plot Size:	415700 m2



## IN BRIEF

Exceptional Country Estate near Villebois-Lavalette, Charente

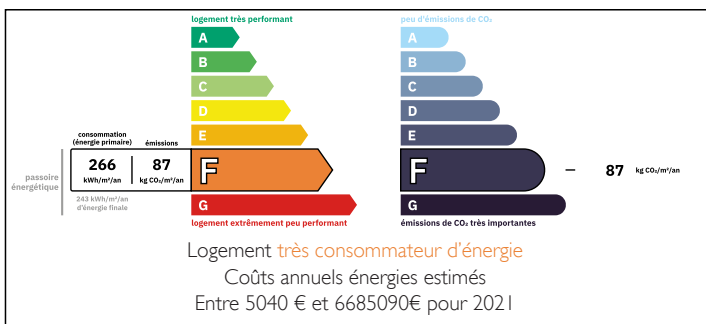
Two Renovated Stone Houses • Extensive Traditional Outbuildings • 41 Hectares of Pasture, Woodland & Parkland

### Location

Set in an idyllic rural position just 5 km from the historic market town of Villebois-Lavalette, this superb Charentaise estate enjoys a tranquil countryside setting with far-reaching views, yet remains within easy reach of local amenities, Angoulême, and major transport links.

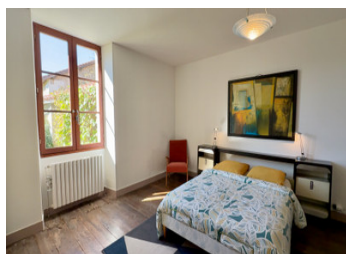
A rare opportunity to acquire an exceptional country estate in the heart of the Charente, combining two beautifully renovated residences, historic outbuildings with development potential, and extensive unspoilt land in a peaceful yet accessible

## 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

The property comprises a beautifully restored Maison de Maître and a charming secondary stone house, together forming an elegant and versatile country estate. Retaining a wealth of original features — exposed beams, stone fireplaces and traditional floor tiles — both houses combine authentic character with modern comfort.

The second residence currently operates as a successful rental property, providing an immediate income stream or flexible guest accommodation.

### Accommodation

Maison de Maître: Dates back to 1788 and enlarged in 1891. Generous reception rooms, farmhouse kitchen, several bedrooms and bathrooms, all finished to a high standard while preserving period details.

Property consists of:

Kitchen 19.39 m<sup>2</sup>

Living room 25.33 m<sup>2</sup>

Bedroom 1 21.33 m<sup>2</sup>

Bedroom 2 12.64m<sup>2</sup>

Bedroom 3 9.82 m<sup>2</sup>

Hallway 12.31 m<sup>2</sup>

Shower room 3.00 m<sup>2</sup>

Sdb en suite 5.41

Entrance hallway 14.07

WC 1.61

130 m<sup>2</sup> ground floor living space.

First floor has a 57m<sup>2</sup> area of loft partially renovated.

Oil fired central heating. (boiler installed less than 3 years)

Second House: Independent stone dwelling, fully renovated and ready for immediate occupation or letting. Dates back to 1900.

Kitchen/diner 30.91 m<sup>2</sup>

Living 30.07m<sup>2</sup>

Studio/wc/laundry room 40.23m<sup>2</sup>

Bedroom...

## LOCAL TAXES

Taxe foncière: 3400 EUR

Taxe habitation: EUR

## NOTES