LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

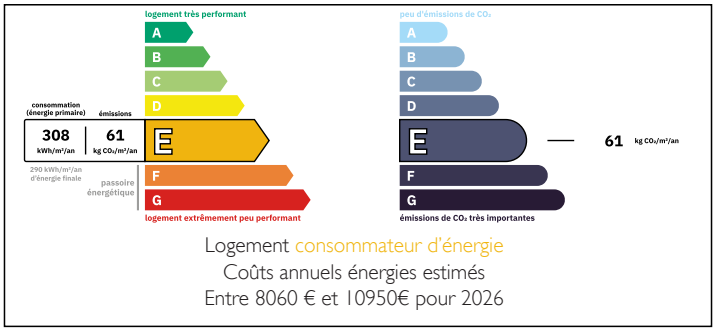
Ref: A48396CDE16 Price: 689 950 EUR

agency fees included: 4 % TTC to be paid by the buyer (664 950 EUR without fees)

Exceptional 19th century stone Maison de maitre . Set in 2H of spacious private grounds with swimming pool.

EXCLUSIVE

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8060 € et 10950€ pour 2026

INFORMATION

Town:	Rougnac
Department:	Charente
Bed:	5
Bath:	3
Floor:	310 m2
Plot Size:	21265 m2

IN BRIEF

Beautiful Historic Charentais Maison de Maitre with Swimming pool, Equestrian Potential and Exceptional Development Opportunities

A rare opportunity to create something truly special. This charming and characterful country property built c.1890 offers an exceptional combination of historic architecture, beautiful established gardens, generous land and exciting opportunities to create additional living accommodation.

The property is set in 2 hectares of land and is ideal for those seeking the privacy a peaceful rural lifestyle, an equestrian retreat, a hospitality business or a substantial family home with considerable scope for further development.

Full of authentic French character, the house combines original architectural features, antique furnishings and thoughtfully chosen natural materials with all the practical comforts of modern country living inc 1GB Fibre internet coverage.

The property is sold with some of the selected

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**26220 EUR**

NOTES

DESCRIPTION

The property retains a wealth of original features, including an impressive original staircase in antique oak, high ceilings throughout and grand floor-to-ceiling windows that flood the principal rooms with natural light.

The magnificent living room (53.43 M2) features ceilings of approximately 3 metres or more, underfloor heating and a substantial 15 kW wood-burning stove. A remarkable C.17th-century fireplace from the Rhõne Valley provides a striking focal point, complemented by the property's other original fireplaces.

The long dining room (25.47 m2) is perfectly suited to entertaining up to 20 guests with a large open fireplace that creates a wonderful atmosphere for gatherings.

The kitchen (22.42 m2) is a particularly special feature, with a Lacanche Cluny range cooker, bespoke handmade cabinetry and central island, finished with hand-patinated zinc worktops. A wood-burning stove adds warmth and character, while three additional working open fireplaces throughout the property enhance its traditional appeal.

Adjacent to the kitchen is a a well-equipped laundry room with a deep scullery sink, together with Miele and Liebherr appliances, including refrigerators, washing and drying machines, and a dishwasher.

The house has been decorated using organic chalk paints and furnished with a carefully curated collection of Swedish and French antiques. Its distinctive interiors have attracted international attention, with features in design and lifestyle publications including Jeanne d'Arc Living and Loving Brocante magazine.

Master bedroom (18.86 m2) with ensuite vanity room and separate shower, A further two bedrooms on this level (11.11 m2 and (12.37 m2) All designed and decorated with...

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