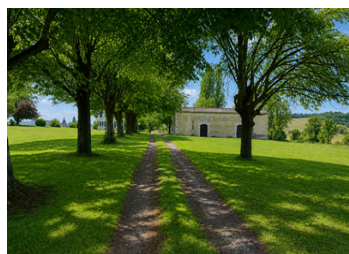


Prestigious French Estate, 5 Beds, 3 Baths, Private, Pool, 6 Acres & Business Potential



INFORMATION

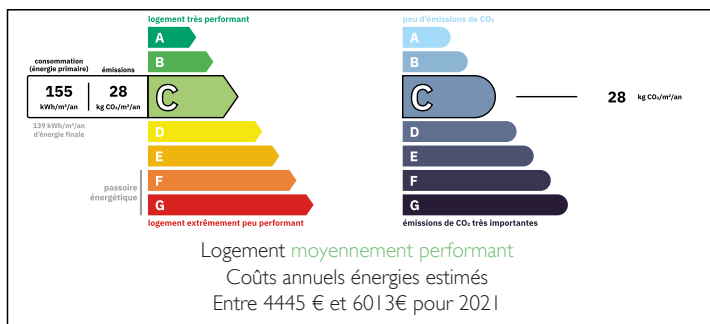
Town:	Pérignac
Department:	Charente
Bed:	5
Bath:	3
Floor:	274 m2
Plot Size:	24435 m2



IN BRIEF

Approached via a tree-lined gated driveway, this impressive and beautifully renovated 5-bedroom, 4-reception country estate offers over 280m² of elegant living space, set within more than 6 acres of enchanting gardens and grounds. The property combines refined country living with exceptional versatility, featuring a private swimming pool, numerous outbuildings, a substantial barn, plus stabling and a charming former caretaker's cottage ripe for renovation (subject to permissions). With extensive recent upgrades to the roof, windows, doors, electrics, heating and wastewater system, the main residence offers comfort and peace of mind. The grounds present exciting potential for equestrian pursuits, additional accommodation, holiday lets or an events business (subject to necessary permissions). A rare opportunity to acquire a distinguished French estate equally suited to luxurious family living or an attractive lifestyle business.

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

Beyond its impressive entrance, the house reveals generously proportioned interiors that combine family living with spaces for entertaining and working from home. The welcoming 25m² entrance hall sets the tone, leading into a delightful 40m² sitting room, an inviting space in which to relax and unwind. For more formal occasions, the separate 20m² dining room provides an elegant setting for entertaining family and friends.

At the heart of the home, the expansive 41m² kitchen and breakfast room offers ample space for everyday family life, leisurely breakfasts and sociable gatherings. A separate 5m² laundry room, with shower and w c, adds welcome practicality, while the 15m² study provides a peaceful retreat for working from home or pursuing personal interests.

The first floor offers five bedrooms, each with its own character and possibilities. Ranging from an intimate 11m² room to a generous 24m² bedroom, they provide versatile accommodation for family and guests alike. Two additional corridors, measuring 13m² and 16m², contribute to the spacious feel of the upper floor. A 10m² bathroom with WC and a separate 5m² shower room with WC complete the accommodation.

Extending to approximately 24,435m² (just over six acres), the grounds offer an exceptional sense of space, privacy and opportunity. Beyond the gardens and private swimming pool, a collection of substantial outbuildings opens the door to an exciting range of possibilities. Part of the outbuildings is a stable area for 3/4 horses.

The largest barn, measuring approximately 360m², offers remarkable space for storage, workshops, leisure...

LOCAL TAXES

Taxe foncière: 2210 EUR

NOTES