

Magnificent chateau of 420 m set on 1,2 ha with a detached house of 229 m outbuildings and in ground pool.



## INFORMATION

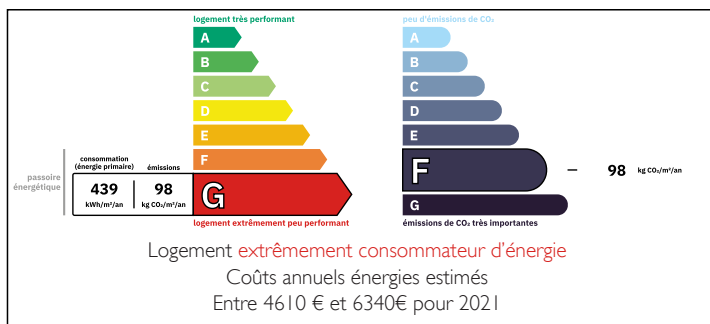
|             |          |
|-------------|----------|
| Town:       | Lessac   |
| Department: | Charente |
| Bed:        | 11       |
| Bath:       | 4        |
| Floor:      | 649 m2   |
| Plot Size:  | 12495 m2 |

## IN BRIEF

This magnificent chateau was built in 1854 on the foundations of an old medieval castle. It is located in the Charente region and offers tranquil rural surroundings. From the property itself you can admire the views over the valley, a small vineyard and some isolated farms. The attractive medieval town of Confolens, one of the most beautiful towns on the River Vienne is only 4 km away and offers full amenities and services. The historic cities of Limoges Angouleme and Poitiers are under an hour's drive away. Over the past 25 years the current owners have gradually restored this ensemble while retaining many of the original features and the charm of the setting. The chateau is currently run as a thriving gite and yoga 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.



## DESCRIPTION

The layout is as follows.

Ground floor :

Entrance hall (17 m<sup>2</sup>)

Kitchen/diner (43 m<sup>2</sup>) with a seating area around the open fireplace.

Bedroom 1 (13 m<sup>2</sup>)

Bedroom 2 (14 m<sup>2</sup>)

Bedroom 3 (30 m<sup>2</sup>)

Bedroom 4 (30 m<sup>2</sup>)

Bedroom 5 (12 m<sup>2</sup>)

Bathroom (8 m<sup>2</sup>)

Shower room (5 m<sup>2</sup>)

An elegant staircase leads to the First floor where you will find a fully self-contained apartment comprising :

Lounge (22 m<sup>2</sup>)

Kitchen/diner (25 m<sup>2</sup>)

Bedroom 6 (14 m<sup>2</sup>)

Bedroom 7 (14 m<sup>2</sup>)

Bedroom 8 (28 m<sup>2</sup>) currently used as an office

Bathroom (15 m<sup>2</sup>)

Yoga room (55 m<sup>2</sup>)

Cave (168 m<sup>2</sup>).

## LOCAL TAXES

Taxe foncière: 2637 EUR

Taxe habitation: EUR

## NOTES

This ensemble also includes a detached house (229 m<sup>2</sup>) the former coach house comprising an open plan kitchen/diner/living room (44 m<sup>2</sup>) with a wood burning stove in the lounge area and 2 doors in the kitchen and dining area opening to the private garden which also has beautiful views over the surrounding countryside. The entrance (4 m<sup>2</sup>) leads to the boiler/utility room (12 m<sup>2</sup>) and the bathroom (6 m<sup>2</sup>) Completing the ground floor there is a large room (37 m<sup>2</sup>) currently used as a second living room and study with a door opening to a downstairs bedroom (13 m<sup>2</sup>) On the first floor there are 2 bedrooms (18 m<sup>2</sup> 18 m<sup>2</sup>) Central heating (wood or oil) Adjoining the house there is a garage (50 m<sup>2</sup>) and a convertible attic above ( 50 m<sup>2</sup>)