

Quintessential Village property . Extremely spacious, 4 beds, 2 bath Idyllic courtyard



INFORMATION

Town:	Neuvicq-le-Château
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	285 m2
Plot Size:	441 m2

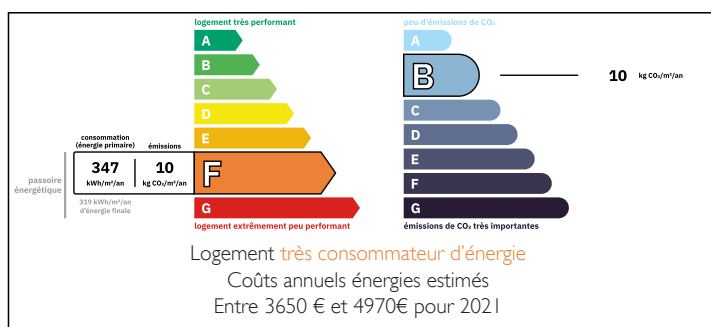
IN BRIEF

This character-filled 4-bedroom cottage, built in 1732, is nestled in the heart of a picturesque French village with an ancient château. Full of period charm, it features exposed beams, thick stone walls, and a beautiful private courtyard garden—ideal for relaxing or entertaining.

Set just 100m from the local boulangerie and café, the location offers authentic village life with modern convenience. The cottage offers spacious living areas and original details throughout, making it perfect as a full-time home, holiday retreat, or rental opportunity. A rare chance to own a piece of French history in an idyllic setting.

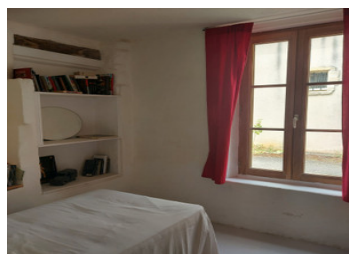
Angouleme 25 mins, Cognac town 25 mins. Beaches of Atlantic coast just over 1 hour

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.



LOCAL TAXES

Taxe foncière: 1360 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This spacious and characterful stone property, with its private walled courtyard garden, offers a haven of peace and tranquillity in the heart of a picturesque village—home to a traditional bakery and a grand 15th-century Gothic château. Ideally located, it's just 10 minutes from Rouillac and 15 minutes from Jarnac.

On the ground floor, a generous kitchen-dining room opens onto the southwest-facing garden. This leads through to a light and airy dual-aspect living room with a wood-burning stove and views over the garden. At the rear, you'll find area, ideal for either hobbies, yoga activity room, which also serves as a cuisine d'ete, as the French say; a summer kitchen. From here, there's access to a laundry room, a downstairs bedroom, a shower room, a garage, and a second, smaller courtyard—perfect for drying laundry.

Two staircases offer flexibility. One staircase leads from the living room to a landing, giving access to two further bedrooms—one with stairs to a mezzanine currently used for storage—a walk-in wardrobe, bathroom, and WC. From this landing, a doorway opens into the property's most stunning room: a vast stone-walled space with a soaring vaulted ceiling, perfect for entertaining on warm summer evenings. A second landing at the rear leads to a fourth bedroom and the second staircase, which descends to the back of the house.

The delightful courtyard garden is laid to gravel with mature trees, shrubs, and flowering borders. Enclosed by high walls and accessed via a large gate, it offers...