

Open to offers - Rare equestrian property with extensive land, privacy, rental potential and room to add value



INFORMATION

Town:	Châtignac
Department:	Charente
Bed:	6
Bath:	5
Floor:	284 m2
Plot Size:	107100 m2

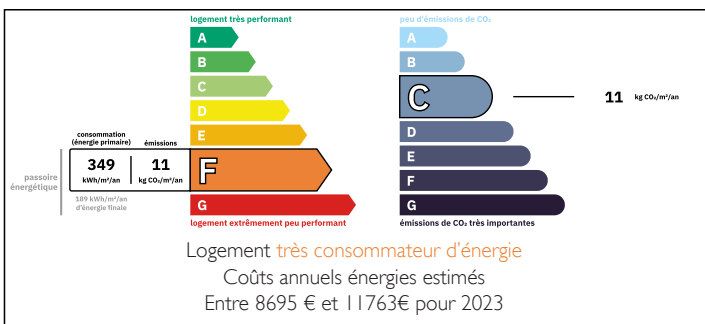


IN BRIEF

A rare equestrian property offering almost 11 hectares (27 acres) of paddocks, woodland, and farmland. The estate includes two independent houses, extensive equestrian facilities with six stables, a 40m x 20m sand arena, and water storage for the animals.

The main house is ready to move in with high vaulted ceilings, while the traditional farmhouse/gîte offers rental potential. Gardens, a wildlife pond, and two pools (one a project to finish) complement the property. Perfect for full-time living or equestrian pursuits, with privacy, peaceful surroundings, and excellent local riding and services. Close to Montmoreau, Barbezieux, Angoulême, and Bordeaux.

ENERGY - DPE



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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

Set in a peaceful rural environment, this substantial equestrian property in the Charente offers almost 11 hectares (27 acres) of land, two independent dwellings, extensive equestrian facilities, and outstanding riding country. With no close neighbours, the property combines privacy, space, and genuine lifestyle potential.

The land is mainly laid to paddocks, bordered by farmland and woodland, and is ideally suited to horses. The equestrian facilities include six stables, a tack room, feed room, hay storage, a yard, and a 40m x 20m sand arena. A large 10m x 4m x 2m water tank provides ample rainwater for the stables and troughs. The current owner has successfully run a livery business here for the past three years.

Outriding in the area is exceptional, with miles of routes across farmland and through woods, largely avoiding roads. When roads are used, they are quiet with good visibility and wide verges. The property is also well served by excellent local equine professionals, including two nearby veterinary practices (one equine specialist), an experienced farrier, and access to the renowned Château de Conques equine hospital in Libourne, approximately one hour away.

The Main House

The principal residence is habitable immediately, though some finishing work remains, allowing new owners to personalise the space. Accommodation includes a living room, dining room, kitchen, lobby, utility room, and two ground-floor bedrooms with bathrooms, one of which is en suite.

The striking tower bedroom, with en-suite facilities to complete, enjoys elevated views over the paddocks and stables. All bedrooms feature...

LOCAL TAXES

Taxe habitation: EUR

NOTES