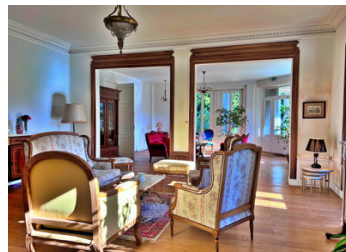
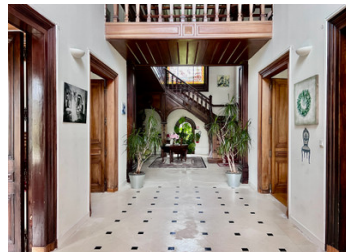


Elegant 19th-Century Château with established hospitality income in Southwest of France



INFORMATION

Town:	Foussignac
Department:	Charente
Bed:	17
Bath:	14
Floor:	1650 m2
Plot Size:	71067 m2



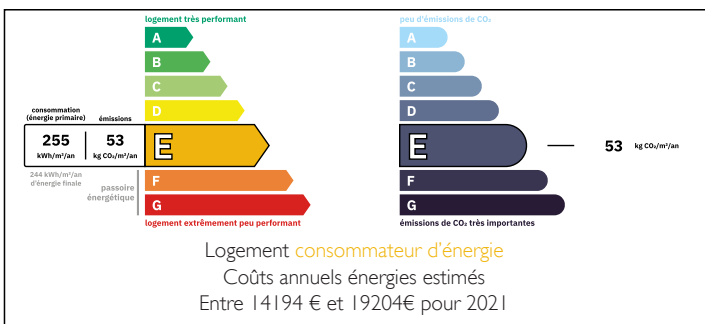
IN BRIEF

Nestled in the picturesque countryside near Jarnac, Château de Brillac is a light-filled mid-19th-century estate that beautifully combines historic charm with proven commercial appeal. Ideal for film and publicity shoots, weddings and events, the property offers both grandeur and versatility.

Significant renovation and updating works should be anticipated.

The estate comprises 17 bedrooms and 14 bathrooms across the château and three outbuildings, plus a caretaker's lodge, making it perfectly suited as a private residence, hospitality venue, or events estate. Elegant reception rooms with large windows and fine period features create a warm and welcoming atmosphere. Additional amenities include a wellness centre, a heated 6 x 12 m pool, and mature landscaped grounds.

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

GROUND FLOOR

- Entrance hall with wooden staircase leading to the first floor.

Right Wing:

- Sitting room with fireplace

- Office

Left Wing:

- Dining room

- Small salon (ideal for a pool table)

- Living room with monumental stone fireplace

Back Hall / Service Area:

- Storage room with access to basement and back staircase to first floor

- Pantry

- Kitchen

- WC

- Wellness centre / Spa with jacuzzi, jet shower, sauna, treatment room, and 2 WCs

LOCAL TAXES

Taxe foncière: 5600 EUR

Taxe habitation: EUR

FIRST FLOOR

- Landing

- Kitchen

- Walk-in wardrobe

- Bedroom 1 – ensuite with shower, washbasin, WC

- Master Suite – office, sitting room with balcony, bedroom, ensuite with rain shower, double washbasins, WC

- Bedroom 2 – suite with sitting area/office, ensuite with shower, double washbasins, WC

- Bedroom 3 – ensuite with washbasin, WC

- Bedroom 4 – ensuite with washbasin, WC

- Bedroom 5 – ensuite with washbasin, WC

UPPER FIRST FLOOR / MEZZANINE

- Landing

- Bedroom 6 – ensuite with shower, washbasin, WC

- Bedroom 7 – ensuite with shower, washbasin, separate WC

- Bedroom 8 – ensuite with shower, washbasin, WC

- Bedroom (should be 9, but no number on door)

- Bedroom (should be 10, but no number on door)

- Bedroom 10 – ensuite with bath, WC, and small washbasin

NOTES