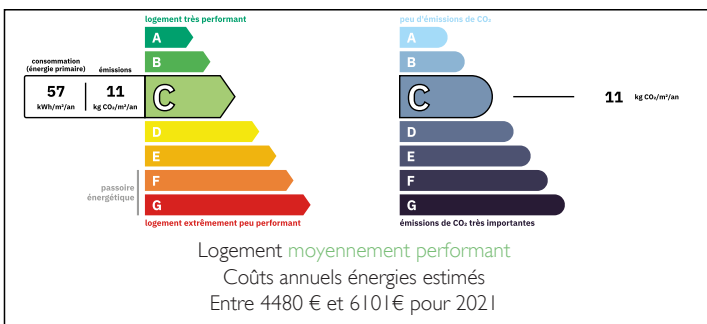


Stunning riverside estate set on 1.9 hectares just 5 minutes from Angoulême.



ENERGY - DPE



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	13
Bath:	9
Floor:	700 m²
Plot Size:	18919 m²

IN BRIEF

Exceptional 17th-Century Estate, ideally located at the gates of Angoulême and bordered by the Charente River. Fully and tastefully renovated, this property combines historic character with modern comfort in a unique natural setting.

Perfect as a prestigious family residence or as a high-end event venue, the estate provides an outstanding environment for weddings, seminars, or private receptions.

- Main house of 460 m² offering spacious, light-filled rooms
- Independent accommodation featuring eight beds and three shower rooms
- Two renovated guest houses of 125 m² and 90 m²
- A third 90 m² house to renovate
- Outbuilding converted into a modern 200+ m² reception hall with catering area, cloakrooms, and modern restrooms

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: **11 049 EUR**

NOTES

DESCRIPTION

The main house, with approximately 460 m² of living accommodation, offers spacious, light-filled interiors: a modern kitchen opening onto a patio, generous living areas, and three suites with private bathrooms. An additional independent accommodation area includes eight custom-built stalls and three shower rooms, providing comfortable lodging for up to 16 guests.

Two guest houses of 125 m² and 90 m² add five more bedrooms, ideal for increasing hosting capacity. A third 90 m² house, in need of renovation, completes the ensemble and offers further potential for expanding activities.

The outbuildings have been converted into a modern 200+ m² reception hall, fully heated and air-conditioned, and able to host up to 150 people. With a catering area, cloakrooms, and contemporary restrooms, it is perfectly suited for weddings, seminars, exhibitions, and other high-end events.

The 2-hectare park, bordered by the Charente River, is a genuine natural retreat, featuring a private pond, a small island, landscaped gardens, and several relaxation areas. The courtyard, highlighted by white hydrangeas and a tivoli, creates a striking entrance for guests. An infinity pool with lounge area and bar completes the setting, offering peaceful views of the gardens and poplars.

In summary, this estate successfully combines a prestigious family residence with a high-potential event concept. A rare opportunity only 5 minutes from Angoulême - a unique property designed to impress and ready to welcome guests.

Main House

Ground Floor:
Entrance hall: 15 m²
Kitchen: 30 m²
Hall: 4 m²