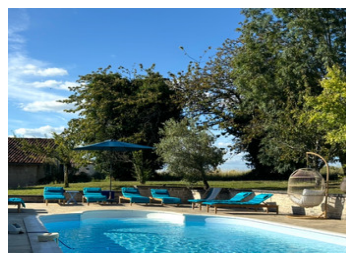
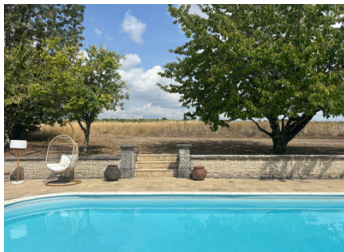


Historic Maison de Maître with pool, gardens, woodland & conversion potential in the Cognac region

EXCLUSIVE



INFORMATION

Town:	Lignières-Sonneville
Department:	Charente
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	3000 m2

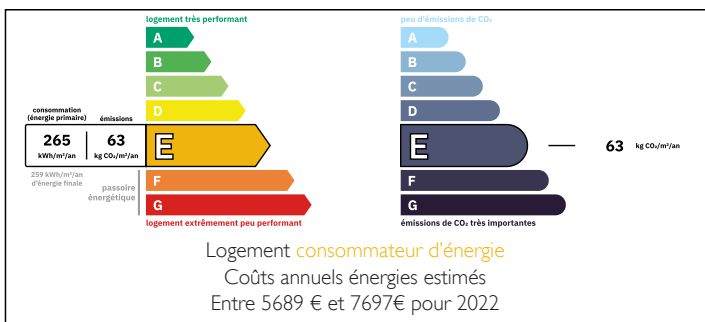
IN BRIEF

An elegant historic Maison de Maître set around a charming courtyard in the heart of the Cognac countryside, with swimming pool, mature gardens, woodland and substantial outbuildings, including a gatehouse and second house offering conversion potential.

Set in a peaceful hamlet between Châteauneuf-sur-Charente and Segonzac, the property enjoys a tranquil rural setting surrounded by vineyards, yet remains close to a village with everyday amenities.

The beautifully proportioned main house retains its original character, with stone floors, generous reception rooms & period fireplaces, alongside modern comforts including fibre internet, oil-fired central heating and an updated kitchen.

ENERGY - DPE



Mature gardens lead to a solar-heated saltwater

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

Built in 1827, this handsome Maison de Maître combines timeless French character with generous living space, attractive grounds and exciting development potential. Situated in a peaceful location between Châteauneuf-sur-Charente and Segonzac, the property enjoys complete tranquillity with virtually no passing traffic, while remaining within easy reach of a village offering a grocery shop, bar, butcher, hairdresser, primary school and other everyday amenities.

Approached through attractive stone archways, the property immediately impresses with its welcoming courtyard setting and authentic period features. The entrance hall (12.8m²), with its beautiful original stone flooring, provides a wonderful introduction to this elegant home.

From the entrance hall, you walk directly into the sitting room, which flows naturally into the dining room. The dining room retains a beautiful original fireplace and creates a wonderful space for entertaining before leading through to the south-facing kitchen. Recently updated with new floor tiling, the kitchen is fitted with a new electric oven, gas hob and dishwasher while maintaining the charm expected from a traditional Charentaise property.

To the right of the entrance hall is the elegant lounge (34.25m²), currently used as the TV room. Centred around an attractive open fireplace, it provides a cosy and comfortable family living space throughout the year.

The ground floor also includes a shower room with WC together with a spacious utility room and boiler room (20m²), leading through to the oil storage room (approximately 9m²), which also features another original fireplace and excellent storage space.

Upstairs, the landing offers additional storage and...

NOTES