

Charming Manor House at the Foot of Château de Rochandry with Extensive Outbuildings & Beautiful Gardens



INFORMATION

Town:	Mouthiers-sur-Boëme
Department:	Charente
Bed:	6
Bath:	4
Floor:	215 m2
Plot Size:	5000 m2

IN BRIEF

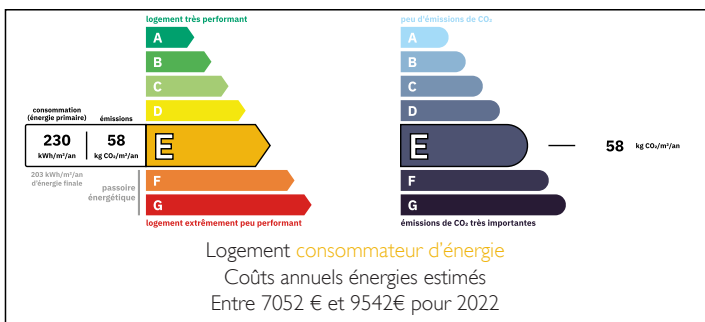
Nestled at the foot of the magnificent Château de Rochandry in the picturesque village of Mouthiers-sur-Boëme, just a short drive from Angoulême, this enchanting character property is a true sleeping beauty waiting to be restored to its former glory.

Offering generous accommodation with up to six bedrooms, authentic period features, two staircases, oil-fired central heating, mains drainage and extensive outbuildings, the property presents a rare opportunity for a family home, guest accommodation, creative retreat or tourism project.

Beautiful gardens wrap around the house, featuring terraces, mature planting, a charming rose-garden atmosphere and barbecue area. Across the road, additional land and a substantial outbuilding further enhance the property's potential.

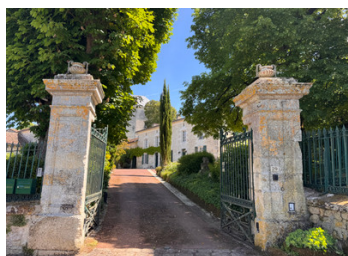


ENERGY - DPE



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

A Rare Opportunity Beneath a Historic Château

Set in an exceptional position beneath the impressive Château de Rochandry, this beautiful and substantial village property enjoys a setting that is both peaceful and steeped in history. Located in the sought-after commune of Mouthiers-sur-Boëme, surrounded by rolling countryside yet within easy reach of Angoulême and its TGV connections to Paris and Bordeaux, the property offers an increasingly rare combination of character, space and potential.

This is very much a "sleeping beauty" — a home filled with charm, authenticity and original features, ready for a new owner to breathe fresh life into its generous rooms and delightful gardens.

Ground Floor

The house offers two entrances, creating a practical and flexible layout.

The welcoming kitchen (28.03m²) is a standout feature, fitted with attractive handmade cupboards and thoughtfully designed storage. Adjacent is a useful pantry, together with a large utility room (13.36m²) and WC. The utility room provides direct access to the adjoining barn, creating excellent practical storage and workshop space.

The principal entrance hall (14.07m²) leads through to an elegant dining room (28.65m²), rich in authentic character and period charm. A second hallway (12.20m²) provides further circulation space and access to additional storage.

The recently redecorated salon (34.21m²) is a particularly attractive reception room, featuring beautiful wooden flooring and a fireplace, creating a warm and inviting atmosphere throughout the year.

First Floor

The first floor is served by two staircases, adding character and practicality.

NOTES