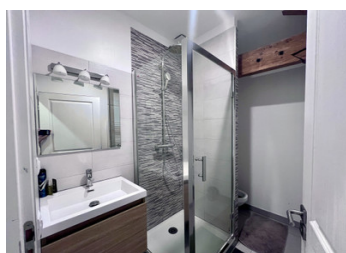
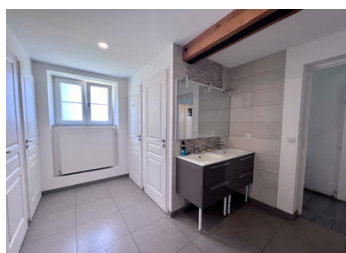
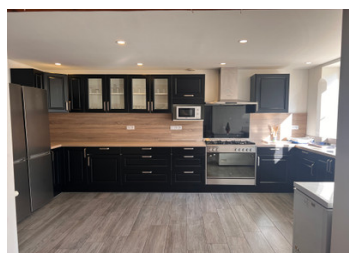
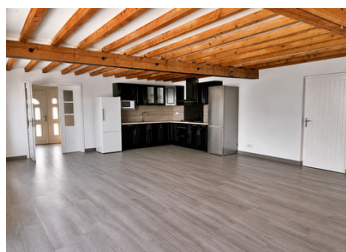
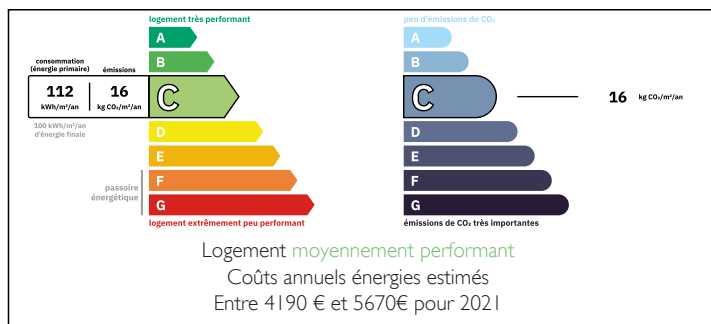


Exceptional 15-bed/6-bath former estate building with extensive conversion potential close to Jarnac

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Foussignac
Department:	Charente
Bed:	15
Bath:	6
Floor:	484 m2
Plot Size:	43357 m2

IN BRIEF

Situated in the peaceful Charente countryside near Jarnac and Cognac, this substantial stone-built property offers an exceptional combination of space, flexibility and future potential.

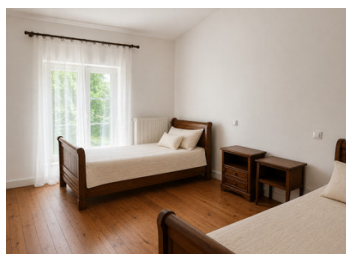
Originally forming part of the historic Château de Brillac estate, the property has been extensively renovated to provide comfortable and practical accommodation, while retaining elements of its historic origins, including exposed timber beams.

Set within approximately 4.34 hectares (10.7 acres) of land, the property currently offers around 484m² of habitable accommodation, together with a further 158m² of additional space suitable for conversion, subject to any necessary permissions.

The neighbouring Château de Brillac is also currently available for purchase by separate negotiation: <https://www.chateau-de-brillac.com/>

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: 3149 EUR

NOTES

DESCRIPTION

KEY FEATURES:

- Approx. 484m² habitable accommodation
- Approx. 158m² additional space with conversion potential
- Approx. 642m² potential total floor area
- 15 bedrooms
- 6 shower rooms
- Double glazing throughout
- Gas central heating
- Mains drainage
- 4.34 hectares of land
- Close to Jarnac and Cognac
- Suitable for residential, tourism or commercial projects

GROUND FLOOR (left wing):

- Entrance hall
- Kitchen/Dining/Living space: 81.59m², on laminate floor. One kitchen on each end of the room.
- Large double-height living room area with impressive stone chimney and terracotta tiles, to be renovated: 93m²
- Bedroom 1: 11.28m²
- Utility room: 15.36m². Viessmann boiler (new), cumulus, water softener. Tiles.
- Hall behind kitchen
- Bathroom: 10.85m², with 4 WCs, double wash basin and 2 showers.
- Storage room (small)
- Staircase to first floor
- TOTAL: 223.41m²

GROUND FLOOR (right wing):

- Large kitchen/dining room with floor-to-wall sliding windows: 32.05m²
- Hall
- Large bathroom with 2 WCs, 2 showers, 2 wash basins: 14.60m²
- 6 bedrooms: 44.52m² total
- TOTAL: 110.21m²

FIRST FLOOR (left wing)

- Night hall