

Exceptional Charente Estate – Architect-Designed Home, 4 Established Gîtes & Parkland gardens

EXCLUSIVE



INFORMATION

Town:	Villiers-le-Roux
Department:	Charente
Bed:	9
Bath:	7
Floor:	466 m2
Plot Size:	7330 m2

IN BRIEF

A rare opportunity to acquire a beautifully restored country estate combining an architect-designed family home with a thriving holiday rental business in the heart of the Charente countryside.

Set within over 7,300m² of landscaped grounds, the property offers more than 426m² of accommodation, including a stunning main residence and four independent gîtes, all ready to generate income from day one.

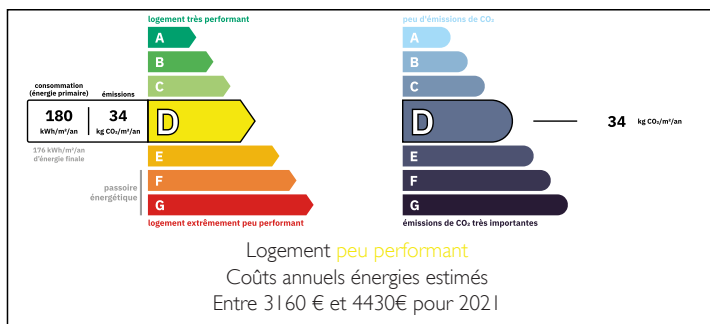
Features include stylish open-plan living, quality renovations throughout, extensive outdoor entertaining areas, workshops, outbuildings, ample parking, and scope for further development. Ideal for those seeking a lifestyle change, multi-generational living, or an established hospitality business in one of southwest France's most desirable rural areas.

A turnkey opportunity with excellent income

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.

ENERGY - DPE





DESCRIPTION

Set amidst the beautiful rolling countryside of the Charente, this exceptional lifestyle property offers the perfect combination of elegant family living and a successful hospitality business. Extensively renovated to a high standard while retaining its original character, the estate comprises an architect-designed main residence, four independent holiday gîtes, extensive gardens, traditional outbuildings and over 7,300m² of land.

The impressive 174m² main residence has been thoughtfully created from a traditional stone barn by skilled French craftsmen. Designed for modern living, it features a spacious open-plan living and dining room, a fully equipped kitchen with adjoining pantry and utility room, and a ground-floor office that could also serve as an additional bedroom. A striking mezzanine provides a superb second living area or media room overlooking the main reception space.

The luxurious master suite benefits from a dressing room and beautifully appointed bathroom, while the second bedroom enjoys its own en-suite facilities. Underfloor heating, double glazing, a gas combi boiler and an approved eco-friendly reed-bed wastewater treatment system ensure year-round comfort and efficiency.

Outside, the private landscaped gardens have been designed for both relaxation and entertaining. Covered terraces, a Japanese-inspired garden, pétanque court, summer house, raised seating areas and multiple barbecue spaces create a variety of peaceful outdoor settings, complemented by a garage, carport and generous parking for owners and guests.

Adjacent to the main residence is a beautifully converted traditional Charentais longère comprising three fully independent holiday cottages. The accommodation includes a spacious two-bedroom family gîte and two stylish one-bedroom...

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