



STUNNING CHÂTEAU SET WITHIN 13 HECTARES
OF PRIVATE PARKLAND IN THE CHARENTE
COUNTRYSIDE

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THE CHARENTE
COUNTRYSIDE...



PROPERTY FACT FILE	
REFERENCE	A44718JMR16
PRICE	€ 3,255,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (3 100 000 EUR hors honoraires)</small>
BEDROOM	0
BATHROOM	0
ACCOMMODATION	900 m ²
LAND	133408 m ²
TOWN	Ruffec
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison familiale, Maison de Maitre
CONDITION	Habitable, Good condition
FEATURES	Garage, Barns - outbuildings, Detached
<small>*Price based on current exchange rate which is subject to change</small>	



- 40 rooms and approx. 900m² of living space
- Beautifully renovated private apartment
- Amazing spa facilities in the vaulted cellar
- Estate sold with equipment and machinery
- Large outbuildings offering further potential

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Set within approximately 13 hectares of private parkland in the Charente countryside, this stunning château is an elegant 19th-century estate combining architectural character, high-quality renovation, and significant potential for further development.

DESCRIPTION

Set within approximately 13 hectares of private parkland in the Charente countryside, this stunning château is an elegant 19th-century estate combining architectural character, high-quality renovation, and significant potential for further development.

The château offers around 900m² of living space across approximately 40 rooms. The renovation has been carried out by an interior designer to a high standard, carefully preserving the integrity and proportions of the château while introducing a refined, modern feel that remains fully in keeping with the property.

The main living areas are generous and well-proportioned, including an 85m² reception room, a 45m² sitting room opening onto a 55m² terrace with open views across the valley, and a 50m² dining room, all enhanced by original fireplaces and strong architectural features.

Part of the château has already been renovated, including several bedrooms and suites. At the same time, original areas—such as turrets, attic spaces, and an entire wing—remain untouched, offering flexibility to expand, redesign, or preserve these spaces in their authentic state.

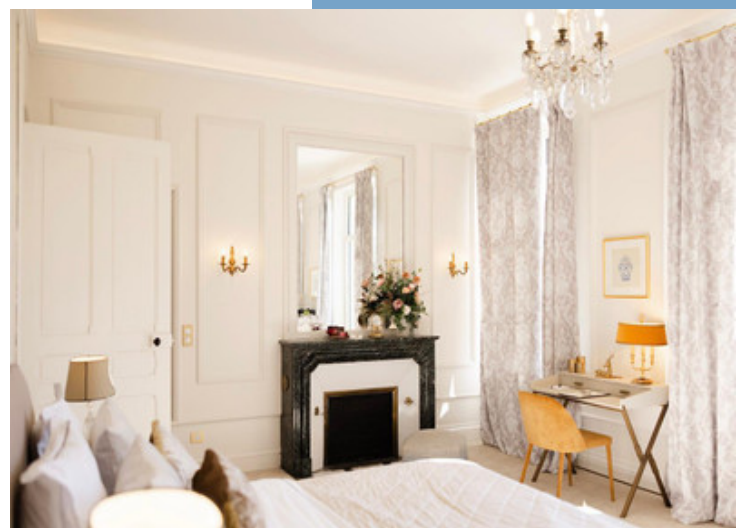
A key lifestyle advantage is the presence of a separate private apartment within the left wing of the château. This space includes its own living room, two bedrooms, a kitchen, and a floor-heated bathroom with a walk-in shower. It provides complete privacy, allowing owners to live independently from the main château—ideal for those wishing to operate a hospi...

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A44718JMR16>

COMPLETE FILE AND PHOTO ON REQUEST

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STUNNING CHÂTEAU SET
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE

DPE not required.

NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44718JMR16
FILE COMPLETE
AND PHOTOS
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