

**Reference:** R10834AFD  
**Location:** Charente (16) - Chadurie  
**Type:** Manor House  
**Setting:** Village  
**Bedrooms:** 11  
**Bathrooms:** 6  
**Habitable:** 450m2  
**Land size:** 4139m2  
**Condition:** First Class Condition  
**Year built:** 16th Century  
**Heating:** Oil  
**Shops:** 2km  
**Pool:** Yes  
**Outbuildings:** Yes



The oldest parts of this historic manor house date from the 16th century whilst the 'modern' extension was added in the 18th century. Set within walled gardens on the edge of a village, the property has been renovated in recent years to a very high standard and now offers both a seven bedroom main house along with a four bedroom 'maison d'amis' and a swimming pool.

There is excellent letting potential for those looking for an income from their rural French retreat and further development potential is provided by a range of outbuildings. The entire property benefits from double glazing and oil fired central heating.

The main entrance to the property is via a magnificent arched gateway which opens into a graveled courtyard. A heavy oak door provides access into the imposing entrance hall from which an impressive staircase rises to the upper floors.

Double doors open from the entrance hall into the first of two reception rooms, currently used as a library. This room is open through to a lounge that is flooded with natural light and has French windows providing access into the gardens. Both of these rooms have gorgeous wooden floors and each has a wood burner to provide a cosy atmosphere during the winter months.

At the heart of the main house is the large dining kitchen which has windows to two aspects. The kitchen area has a range of fitted units along with a dishwasher, electric oven, gas hob and two sinks. A door leads from this room onto a dining terrace overlooking the grounds.

A back kitchen, which features an ancient stone well head, provides a 'rear entrance' with space for hanging coats and removing muddy boots. There is a ground floor toilet off the back kitchen and entrance through to the amazing dining room which has a vaulted ceiling, a stone fireplace and a mezzanine floor.

There are four good sized bedrooms on the first floor, some with fitted wardrobes, along with a stunning bathroom (with both a freestanding bath and a walk in shower), a shower room and two w.c.'s.

The second floor was originally used as the children's nursery and accommodation for the nursery maid and governess! It now offers three further bedrooms along with a shower room and w.c.

Between the main house and the gîte, the original 'préau', where horse drawn carriages would have passed through, has been fully enclosed and now provides a games room/gym covering a total of 50m2.

The gîte is an impressive property in its own right, built in the style of a classic 'maison du maître' with a central entrance hall off which is a lounge and a kitchen diner with a well-equipped kitchen area. It offers a total of four bedrooms, two of which have ensuite shower areas, plus a separate shower room and two w.c.'s. It is finished to a very good standard and has its own separate entrance so that guests do not disturb the owners.

The grounds extend to around 1 acre with a wall defining the entire boundary. The gardens are well maintained with a number of mature trees and shrubs set within sweeping lawns and also a kitchen garden with raised vegetable beds and a polytunnel.

The in-ground swimming pool has a sliding cover which provides security and helps to keep the water warm.

There are a range of outbuildings, all in really good condition, including two stone barns, a covered barbecue area, a laundry and boiler room and the former stables.

The village is very peaceful and is just 2km from a boulangerie. Larger villages with supermarkets, restaurants and other amenities are only 10 minutes away by car whilst you can be in the heart of the medieval city of Angoulême is just a 20 minute drive. By taking the high speed trains from Angoulême, you can be in Bordeaux in 30 minutes or in Paris in 2¼ hours.

Agency fees of 4.5% are included in the asking price.

€599,000

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

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