



## Stunning Chateau with Cottage and equine facilities,

16420, Lesterps, Charente, Nouvelle-Aquitaine

€984,000

Ref: FP655610

\* For Sale \* 7 Beds \* 6 Baths \* 635 m2m2 \* Featured Property

Small chateau with cottage and equine facilities in a large park with carp lake Captivating chateau, dating back to the 15th century, in a prominent position on a no through road just moments away from the charming village

- chateau
- original features
- manor house
- confolens
- swimming pool
- cottage
- south west facing
- condensing wood pellet boiler
- parkland
- guest house
- lesterps

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French Entrée 

## Property Description

### Historic chateau with cottage and equine facilities

Stunning Chateau, dating back to the 15th Century, presents a rare opportunity to own a meticulously restored historic gem. Spanning 462 m<sup>2</sup>, this stunning residence has been transformed into a luxurious family home that seamlessly blends modern comfort with timeless elegance.

As you enter the property, a grand entrance hall welcomes you, stretching nearly the entire length of the house. The care and attention invested in the restoration process are evident throughout, with every building meticulously revitalized to pristine condition. The property is available fully furnished, allowing you to step into a world of sophistication with just your suitcases in hand.

This exceptional estate is not only a private haven but also holds immense potential for various ventures. Imagine the possibility of establishing a boutique hotel or creating a unique venue for weddings within the expansive grounds. The property is strategically located in an unspoiled part of France, offering easy access to international airports, including Limoges, Poitiers-Biard, and Bordeaux.

The chateau itself boasts generously proportioned rooms, bathed in natural light, with high ceilings and large windows that frame breathtaking views of the surrounding countryside. Modern amenities, such as a new Froling condensing Wood Pellet boiler, underfloor heating, and state-of-the-art electrical and plumbing systems, ensure comfort without compromising the property's historic charm.

The enchanting parkland, spanning 4.5 hectares (11 acres), features specimen trees like Cedar, Lime, Tulip, Douglas Fir, Giant Sequoia, London Plane, Chestnut, and Oaks. An idyllic 2000 m<sup>2</sup> carp lake adds to the picturesque scenery, complemented by paddocks with stabling and meticulously maintained lawns. The entire park is easily managed, thanks to the assistance of Auto Mowers.

With its convenient proximity to amenities, including shops, post offices, and hospitals, this property strikes a perfect balance between tranquility and accessibility. The potential for a quick escape to international destinations via nearby airports and high-speed rail links further enhances its allure.

This historic chateau offers not only a luxurious private residence but also an opportunity to immerse yourself in the beauty and charm of the French countryside while exploring various possibilities for business or personal use. Turn the key, move in, and savor the fruits of someone else's labor in this enchanting haven.

The Chateau Ground Floor Spacious entrance hall with exposed stonework and doors leading to:

- Fully fitted kitchen (6.5m x 4.2m) with Oak base and wall units, central island, granite worktops, Rangemaster 110 double oven with ceramic hob and matching extractor hood, dishwasher, original granite fireplace with wood burning stove, Italian tiled floor.
- Salon/ Dining Room (10.2m x 5.2m) elegant and spacious room with 2 windows and French doors opening onto a beautiful balustraded terrace 20m x 9m, glazed French doors into the hall, feature wall alcove, stone fireplace with double sided log burning stove. new Italian stone tiled floor, built in cupboards
- Hall built in cupboards housing hot water cylinder and hanging rail for coats etc.
- Study/ TV room (8.4m x 4.3m) with French doors overlooking the winter garden, triple aspect windows, wall

alcoves, fireplace with wood burning stove, glazed French doors into hall, Italian stone tiled floor.

- Garden Room (8m x 3.5m) glazed on 3 sides with French doors at each end giving panoramic views of the lake and parkland, fully insulated, double glazed, Italian stone tiled floor.

- Cloak Room with W.C.

- Spiral stairs leading down to a double chambered vaulted cellar (approximately 40 m<sup>2</sup> )

First Floor Oak spiral staircase in the tower leads to a spacious first floor landing with exposed stonework, original polished oak floors and doors leading off to the four luxurious bedrooms, all with en-suites all of which have high ceilings, large windows with louvred shutters, panoramic views and original polished oak floors.

- Bedroom 6.4 x 4m with separate ensuite shower room 3m x 2m ●Bedroom 6.2m x 4m with fitted wardrobes and separate ensuite shower room 3.3m x 1.6m ●Bedroom 6.2m x 4m with fitted wardrobes and separate ensuite shower room 3m x 1.6m ●Bedroom 6.4m x 4m with fitted wardrobes and separate ensuite bathroom 3.3m x 2m

Second Floor Oak spiral staircase to 2nd floor Study landing, feature pepper-pot tower ceiling with exposed beams and stone work, original polished oak floor and door to attic.

Attic ( approx. 178 m<sup>2</sup> ) with beautiful timber work, 7 casement windows, original oak floor, with potential to easily create further bedrooms if required.

Cellar Brick spiral stairs leading to a vaulted wine cellar.

## **COTTAGE/GUEST HOUSE**

Charming, comfortable and spacious 3 bedroomed guest house with exposed timbers and stone work, central heating and double glazing. Separate private parking.

The Accommodation comprises:

Ground Floor ●Living Room (6.6m x 6.3m) with exposed stonework and timbers, fireplace with new wood burning stove and original feature granite evier, door onto patio, tiled floor, wooden staircase to first floor.

- Kitchen / Dining Room (6.6m x 3.8m), new fitted with new Birch base and cupboard units, Induction hob, Bosch fan oven and extractor hood, granite worktops, tiled floor.

- Laundry Room (5.45m x 2.25m)

- Shower room with large walk-in shower 3.0m x 2.74m

- Boot/Dog Grooming Room (3.7m x 2.4m) with access to storage loft

- Boiler Room New (2020) wood fired Pellet Condensing boiler and Wood Pellet Silo 5.35m x 4.20m

First Floor Access to all bedrooms from the large galleried landing, all rooms feature exposed original timbers and polished wood floors.

●Bedroom 1 6.35m x 2.9m ●Bedroom 2 3.8m x 3.2m ●Bedroom 3 4.4m x 3.7m ●Bathroom 3.7m x 2.0 with new white suite and heated towel rail ●Attic 7.75m x 6.3m

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Outbuildings Large barn that would make a stunning gite or a venue for weddings, stabling for 4/5 horses with space for conversion to additional stabling, garaging for 5 cars and a workshop, and additional parking for many cars, building for trailer and tractor storage.

## Chateau history

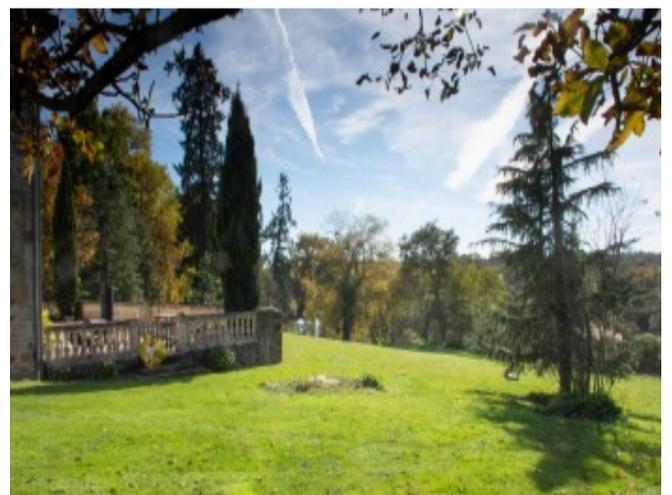
Throughout its rich history, the ownership of this chateau has passed through the hands of esteemed families, each contributing to its legacy. In the 15th and 16th centuries, the Couvidat family held sway over its grandeur. By the late 1630s, the Vidart family of Saint-Etienne became its custodians. In 1754, the Viot de la Vergne family took ownership, and during the tumultuous times of the Revolution, a the Roudareix called this residence home.

The Rocquart family assumed ownership in 1846, marking another chapter in the chateau's storied past, and subsequently, it found itself under the care of the Chastenet family, who continue to hold the keys to its historical charm. Poised on a hill, the chateau commands a panoramic view of the village of Lesterps, standing as a timeless testament to the passage of time.

The architectural splendor unfolds across multiple levels, encompassing a basement, ground floor, first and second floors, and a spacious attic room. The roof, adorned with slates, features long sides and broken rumps, punctuated by dormers that add to its distinctive character. A half-finished round tower at the rear houses the staircase, crowned by a broken conical roof seamlessly connected to the main roof.

Lime-covered elevations, crafted with precision, showcase the enduring craftsmanship of the era, with corner chains and opening frames meticulously fashioned from granite. The ensemble is completed by outbuildings, including a barn, a stable, an altered dwelling, and a well, adding layers of functionality to the chateau's historical charm.

# Gallery



# EPC

