



Luxury 6 Bed Equestrian Home & Gite For Sale In CHATIGNAC France



Info Agente

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| País: | Reino Unido |
| Experiencia since: | 2002 |
| Tipo de servicio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments |
| Teléfono: | |
| Languages: | English |
| Sitio web: | https://esalesinternational.com |

Detalles del anuncio

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|-----------------|----------------|
| Propiedad para: | Venta |
| Precio: | USD 498,980.29 |

Ubicación

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|----------------|------------|
| País: | Francia |
| Código postal: | 16480 |
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Descripción:

Luxury 6 Bed Equestrian Home & Gite For Sale In CHATIGNAC France

Esales Property ID: es5554965

Le Faix de Néreau
2, Impasse de Nereau
CHATIGNAC
16480
France

Le Faix: A Premier Equestrian Estate in the Heart of Charente

Nestled in the rolling, sun-drenched landscapes of the Charente region in Southwest France, Le Faix offers a rare combination of professional-grade equestrian facilities, significant income potential, and the tranquil privacy of the French countryside. Situated near the charming town of Brossac, this expansive estate spans nearly 11 hectares (27 acres) of prime land, primarily composed of lush paddocks and surrounded by peaceful farmland. With no close neighbors to disturb the silence, Le Faix is a sanctuary



for those who value space, nature, and the equestrian lifestyle.

Comprehensive Equestrian Facilities

The property has been meticulously developed to support a thriving equine environment. For the last three years, the current owner has successfully operated a livery business from the site, benefitting from infrastructure designed for both horse and rider.

The stable block features:

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Six spacious stables, a dedicated feed room, and a secure tack room.

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An expansive haystore and yard area.

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A professional 40m x 20m sand arena, perfect for training and schooling.

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A 10m x 4m x 2m rainwater harvesting tank, ensuring a sustainable and plentiful water supply for troughs and stable maintenance.

Beyond the boundaries of the estate, the 'out riding' is nothing short of spectacular. This is a region where you can ride for miles through ancient woodlands and across open farmland without ever encountering a main road. The local lanes are exceptionally quiet, offering excellent visibility and wide verges, making it a destination of choice for local riders.

The health of your herd is well-supported by the local infrastructure. Two highly regarded vets practice nearby—one of whom is a dedicated horse specialist. Furthermore, the property is just one hour from the Château de Conques at Libourne, arguably the finest equine hospital in Western France, renowned for its professional and compassionate care.

The Main Residence

The primary home at Le Faix is a property of unique character, featuring striking high vaulted ceilings throughout that create a sense of light and grandeur. While the house is fully habitable, it offers a



wonderful opportunity for a new owner to apply the final 'finishing touches' to personalize the space.

The ground floor is thoughtfully laid out, comprising a 32.71 m² lounge with a cozy wood burner, a formal dining room with double-aspect views, and a modern, well-equipped kitchen. Two generous bedrooms are located on this level, supported by a modern family bathroom.

The architectural highlight is the Master Tower Suite. Occupying the first floor of the tower, this 34.53 m² bedroom offers a commanding vantage point overlooking the stables and paddocks, allowing you to keep a watchful eye on your horses from the comfort of your room. It includes a walk-in wardrobe and a partially finished en-suite bathroom. Comfort is guaranteed year-round via a sophisticated heating system including air-to-air heat pumps, underfloor heating, and traditional wood burners.

The Gîte: Established Income Potential

A short distance from the main house is the traditional farmhouse gîte. This independent residence has its own entrance and has been a successful holiday rental for fourteen years, consistently commanding 900€ per week.

The gîte features:

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Three well-proportioned bedrooms and two bathrooms.

*

A large 45 m² lounge and formal dining area.

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A kitchen/dining room with a fireplace and French doors leading to a private south-facing terrace.

While essentially sound and boasting a full-length attic and an attached barn (ideal for a workshop), the farmhouse would benefit from new windows to maximize its energy efficiency. Outside the gîte, a private pool (8m x 4m) provides a perfect retreat for guests.

Gardens and Grounds

The domestic grounds extend over half a hectare of enclosed, secure gardens. This is a true 'lifestyle' garden, featuring:



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Mature majestic trees, including lindens, horse chestnuts, and walnuts.

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Two polytunnels and established vegetable plots.

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A large wildlife and koi pond (concrete structure complete, awaiting final surround).

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A significant L-shaped main pool (16m x 9m). The owner has recently undertaken a massive structural renovation of this pool, replacing old concrete with a double wall of interlocking blocks and 8mm rebar; it is now ready for the mosaic tiles which are already on-site.

Location and Logistics

Despite its secluded feel, Le Faix is remarkably well-connected:

*

Brossac (10 mins): Home to essential shops, a boulangerie, and a leisure lake with summer concerts.

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Chalais (15 mins): Features large supermarkets, garden centers, and specialized grain stores for horse supplies.

*

Angoulême (40 mins): A major city with a TGV station for high-speed travel to Paris and beyond.

*

Bordeaux (1h 20m): A UNESCO World Heritage city offering cultural riches and the Bordeaux–Mérignac International Airport.

The property has been fully rewired by a qualified electrician, and all major building repairs have been completed by registered builders with invoices available. With a recent DPE rating of F349 and GES C11, all recommended improvements are either completed or underway.



Address: 2 Imp. du Faix de Néraud, Châtignac, France.

ABOUT THE AREA

Châtignac is a serene, traditional commune nestled in the Charente department of southwestern France. Characterized by its rolling hills and quintessential rural charm, this small village offers a peaceful escape from the hustle of modern life. It is part of the Nouvelle-Aquitaine region, an area famous for its lush landscapes, fields of sunflowers, and slow-paced way of life that epitomizes the 'French countryside' ideal.

History and Architecture

The village is steeped in a quiet history, with the 12th-century Church of Our Lady of the Nativity (Notre-Dame de la Nativité) serving as its historic heart. This Romanesque structure, though modified over the centuries, still features original foundations and local 'grison' stone. The surrounding area is dotted with historic manors and remains of ancient fortifications, reflecting the region's strategic importance during the Middle Ages and the Hundred Years' War.

Nature and Local Attractions

For nature enthusiasts, Châtignac serves as a gateway to the Guizengeard clay pits, where former quarries have filled with water to create striking, turquoise-blue lakes. These 'Lacs Bleus' are a popular destination for hikers and photographers due to their unusual and vibrant color. The region's gentle terrain also makes it a favorite spot for road cycling and long walks through the vineyards that eventually contribute to the world-famous Cognac production nearby.

Nearest Airports

The most convenient international gateway to Châtignac is Bordeaux-Mérignac Airport (BOD), located approximately 100 km (62 miles) to the southwest, typically a 1 hour and 15-minute drive. For domestic or smaller regional connections, Angoulême-Cognac International Airport (ANG) is closer, situated about 40 km (25 miles) to the north, though it offers more limited commercial flight schedules compared to the major hub in Bordeaux.

MAiN FEATURES:

- * 684m² of living space
- * 107100 m² plot
- * 6 Bedrooms
- * 5 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants



- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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|----------------------------|-----------|
| Dormitorios: | 5 |
| Baños: | 6 |
| Pies cuadrados terminados: | 984 m2 |
| Tamaño del lote: | 107100 m2 |

Utility details

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| Heating: | Sí |
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.224.226

