



## A fabulous Manoir steeped in history and set in an idyllic village location amongst Cognac vineyards

An imposing estate dating back to 1471; offering 7 bedrooms, various reception and dining rooms in the main house, 2 cottages and a gatekeepers lodge, 3 old aging cognac chais and stables, all set around a lovely courtyard and manicured lawns. Set in an idyllic location with beautiful river views in . . .

This old Cognac distillery, of chateau status, dates back to 1471 and has been home to "Seigneurs" up until the Revolution. Today it has been sympathetically restored to it's former glory and is beautifully presented throughout. From the front door you enter the entrance hall with hexagonal terracotta tiled floor, double doors to the right open on to a large reception room with dark wood floor, big open carved stone fireplace and a pair of tall windows. Up a few stairs to mezzanine level there is a second seating area with a terracotta tiled floor and exposed beams, a smaller stone fireplace and double French doors to garden. A further room in the tower is used as a study.

On the opposite side of the entrance hall there are double doors leading through to the dining room. A most elegant room with marble floors and a carved Charentais stone fireplace. Through another door you enter the kitchen/Breakfast room; featuring ornate tile and wood floor, exposed beams, double doors to a raised summer terrace, a sandpit and gate to the pool area. The kitchen has a rustic yet modern feel to it. Appliances include; Libherr Fridge, Paul Brocouse gas hob with double oven, Godin cast iron wood . . .

**Town:** Near Cognac  
**Dept:** Charente Maritime  
**Plot size (m2):** 30000  
**Habitable (m2):** 950  
**Bedrooms:** 14  
**Bathrooms:** 8  
**Agent:** Tania Simpson

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**14457TS17.pdf** € 1 599 000



## La Rochebeaucourt

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