



FOR SALE

FR-16100 Cognac, Dirac

Exclusive 80ha Estate with 10ha Lake in Cognac

CHF 3,039,000.-

SEQUOIA
CONSULTING

Property description

Housed in the picturesque Charente region and surrounded by picture-postcard scenery, this exclusive estate covers 80 hectares, 10 of which are occupied by a private lake.

LOCATION:

- Located just 10 minutes from a city of 42,000 inhabitants, the estate enjoys a prime location. It is easily accessible via high-speed rail links: Paris 1h45, Bordeaux 30 minutes and Cognac 30 minutes.
- It boasts a 400-meter private entrance to ensure maximum privacy.
- The entire estate is a hunting and wildlife reserve.

THE MAIN ESTATE:

The main residence, with an area of 2,000 square meters, promises a luxurious living experience. It has 12 bedrooms, each with its own bathroom, as well as spacious lounges, a state-of-the-art equipped kitchen dated 2009, and a meeting room. The spacious rooms offer elegant decor enhanced by period furniture. Comfort is amplified by 3 fireplaces and a spacious terrace overlooking the lake.

UTILITY SPACES:

- An additional house of 140 sqm;
- A separate 60 sq. m. vacation accommodation;
- Equestrian facilities, including 7 horse stalls and an indoor riding arena;
- A 20x60m sand dressage field (riding arena);

- Various sports facilities, including a 20x5m swimming pool, a tennis court, and a pétanque playing area;
- Two wooden piers on the lake;
- A vegetable garden and several areas with AB certification for organic farming;
- An own water source, saffron plantation, land suitable for tuffères (already present naturally).

POTENTIAL:

- Currently the main house is charged to hotel 4**** with its own gourmet restaurant.
- Possibility of adding 600 sq. m. and converting the existing 400 sq. m. barn (used as covered riding stables).

RECENT IMPROVEMENTS:

The paving of the driveway with parking, installation of double glazing throughout the dwelling, septic tank and micro-station, roofing, etc.

NOTE:

An additional 500 m² of building area is still possible.

This is an exceptional property that offers a perfect balance between luxury and nature

Characteristics

Availability	To agree
Type	Manor
Reference	0075
Rooms	15
Bedrooms	12

Bathrooms	12
Year of construction	1750
Living area	2,000 m²
Ground surface	800,000 m²

Object Price	CHF 3,039,000.-
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Picture(s)





















Contact

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Notes
