

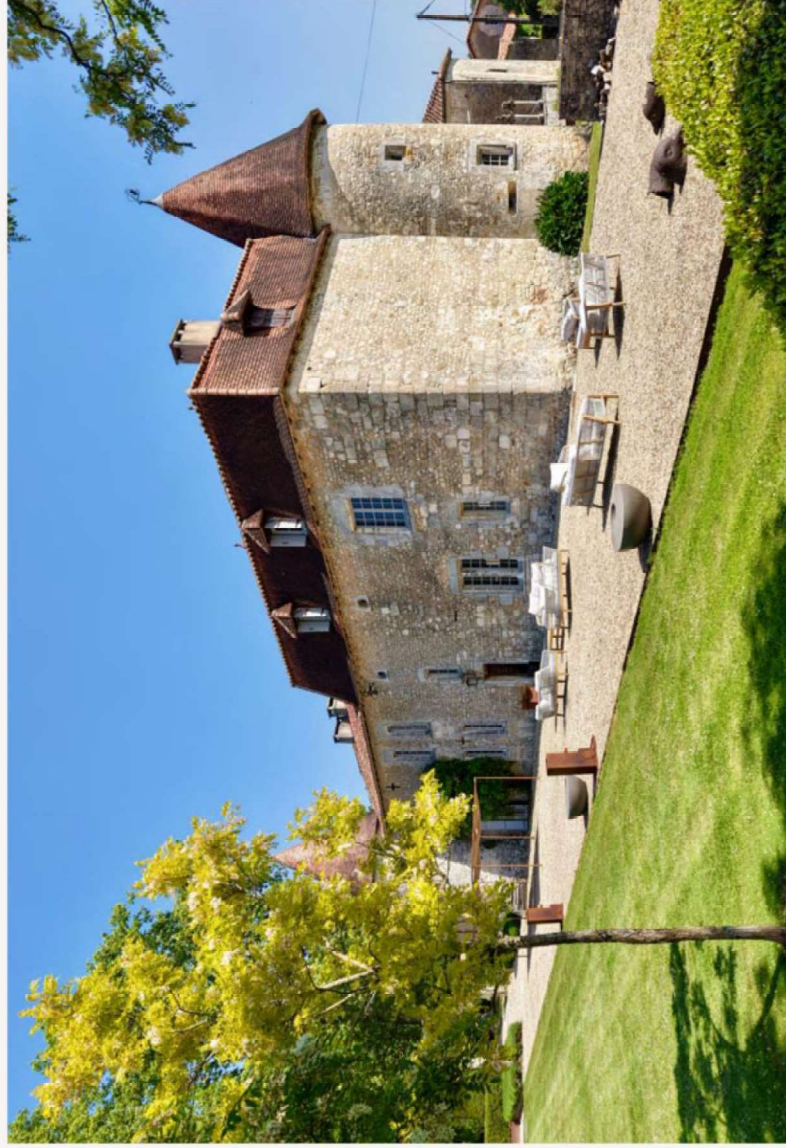


# CHATEAU DE LERSE

PÉRIGNAC, CHARENTE



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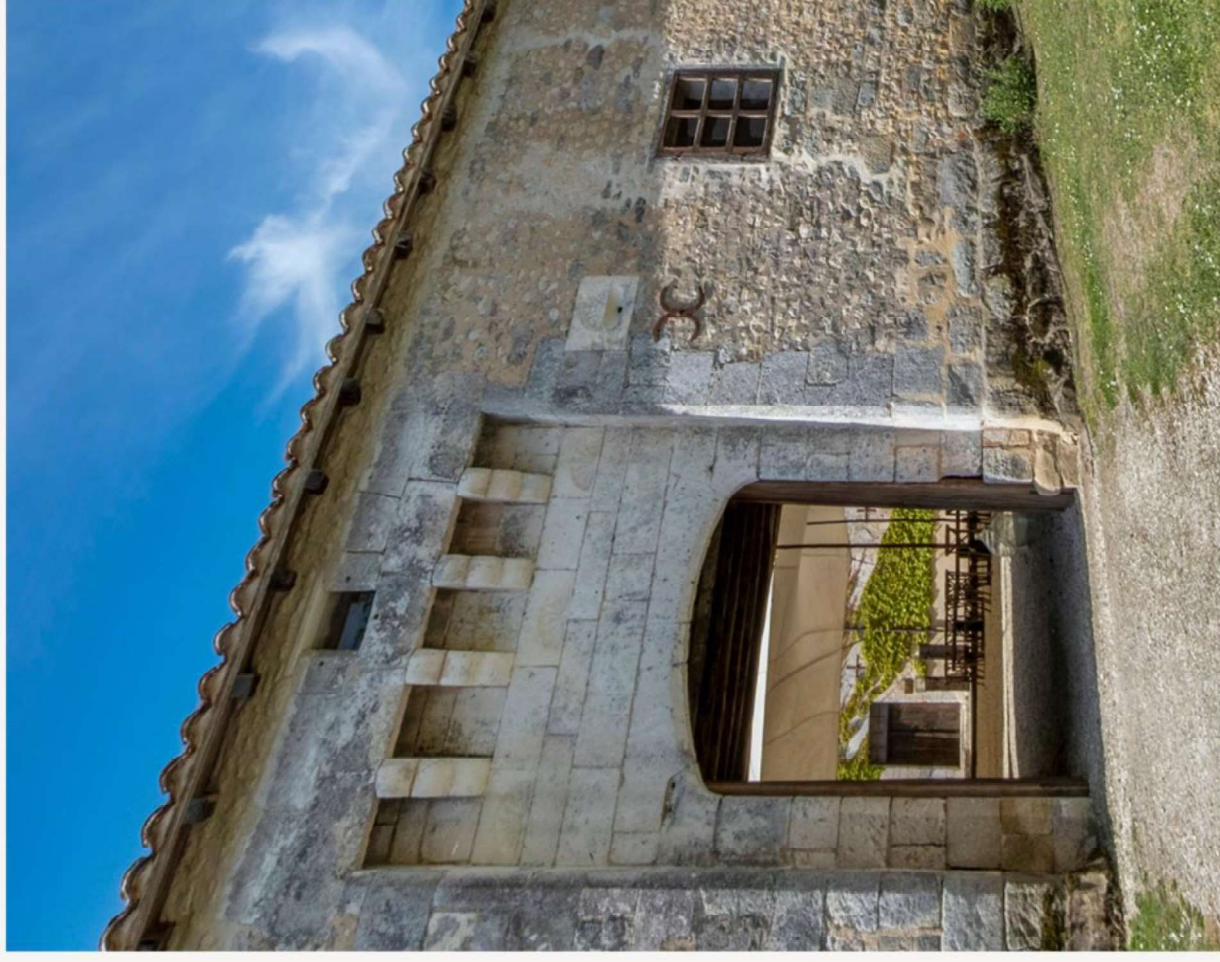


# THE HISTORY

The chateau was built in 1410 by the Lord of Lersé, in a square like a small stronghold, and remained owned by the same family for centuries. The scallop shells, carved on both sides of the door, testify that the castle was on the road to Santiago de Compostela and welcomed pilgrims.

In 1761, Pierre Bourderon draws up the plan of the Logis Noble de L'Herse including the farmhouse and garden. This plan, kept at the castle, shows us the three buildings that still exist, plus a fourth, which has disappeared, finishing off the courtyard.

To the south of the chateau is the Le Moulin de Lersé that was built in 1789 and which once produced food for the workers on the estate. Following WWII this fell into disrepair and then entered separate ownership. It has now been reunited with the chateau under the current owners.

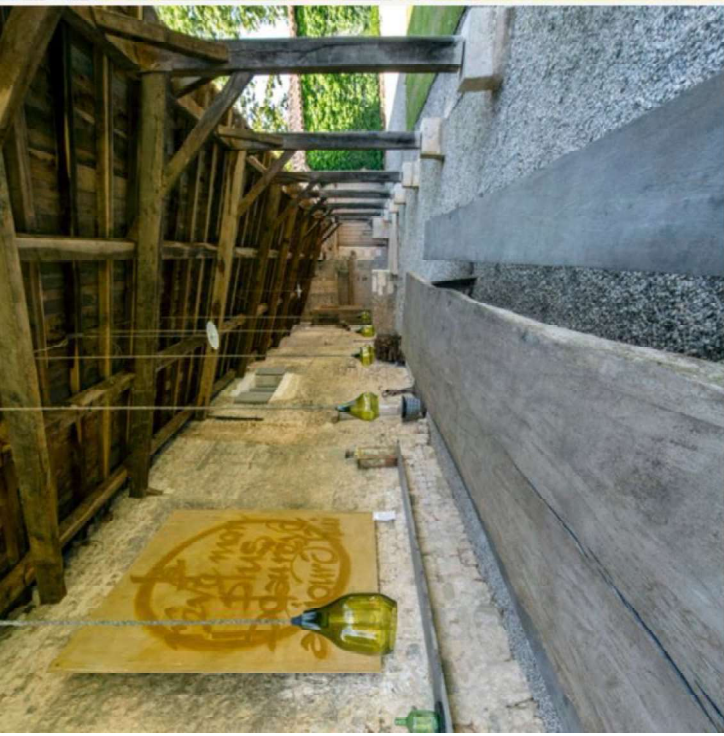




# Location

The estate, encompassing **120ha**, offers complete privacy and **a true sense of escape**, while remaining highly accessible.

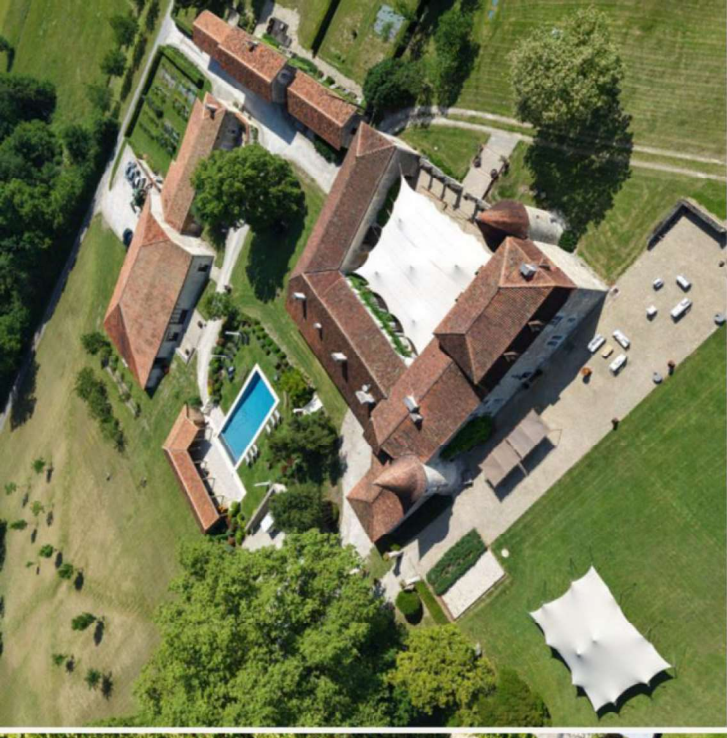
Just 30 minutes from the **TGV station in Angoulême**—with direct connections to **Paris**—and a 90-minute drive from **Bordeaux International Airport**, it is ideally located for international guests and discerning buyers seeking a peaceful countryside lifestyle with **excellent transport links**. The surrounding area offers **authentic French villages**, local markets, fine gastronomy, and a relaxed pace of life, making Château de Lersé not only **a prestigious property** but also a **gateway to the very best of the southwest of France**.



## Key points

“A rich history and endless possibilities”

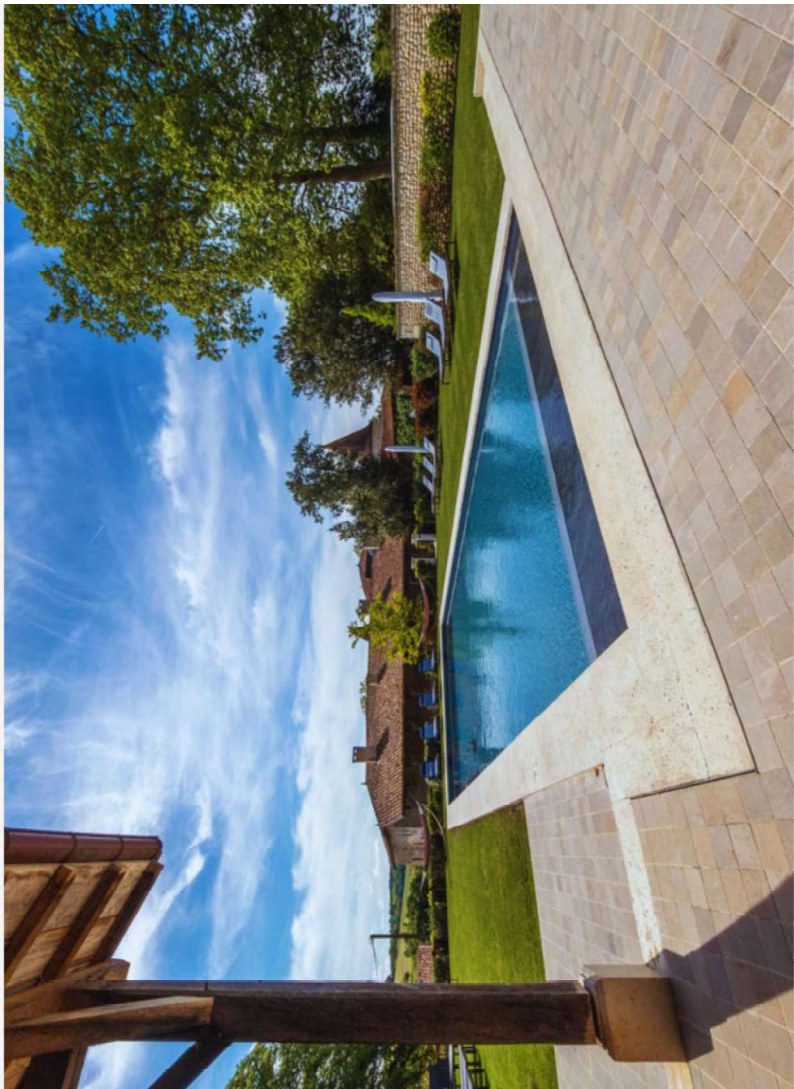
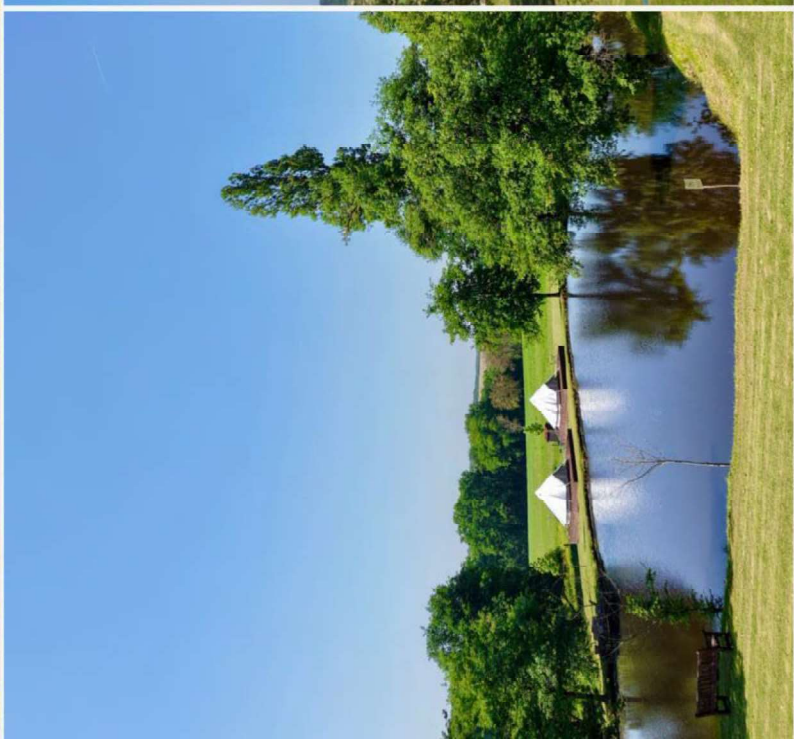
- 15th Century castle completely renovated
- Perfect blend between contemporary design & historic features
- State of the art central heating system
- Renowned wedding and event venue
- Sleeping accommodation up to 40 guests on site
- Manor house + gîtes, off site, offering extra accommodation for 30 guests
- Venue capacity up to 250 guests



# The Chateau

Meticulously restored with the utmost respect for its architectural origins, the chateau offers approx. **700 m<sup>2</sup>** of living space, featuring **seven luxurious en-suite bedrooms**, multiple salons and dining areas, and a fully equipped professional kitchen with extra spaces designed for hosting at scale. The interiors reflect a masterful combination of **authenticity** and **sophistication**—where stone fireplaces, original beams and contemporary comfort coexist in **harmony**.

The heart of the chateau is its **inner courtyard**, an idyllic setting for al fresco gatherings, cocktail receptions, or elegant garden soirées. This courtyard opens onto the sweeping South Charente countryside, where **peace** and **privacy** reign, and where **nature becomes an extension of the home**.



# The Chateau

GROUND FLOOR "0"









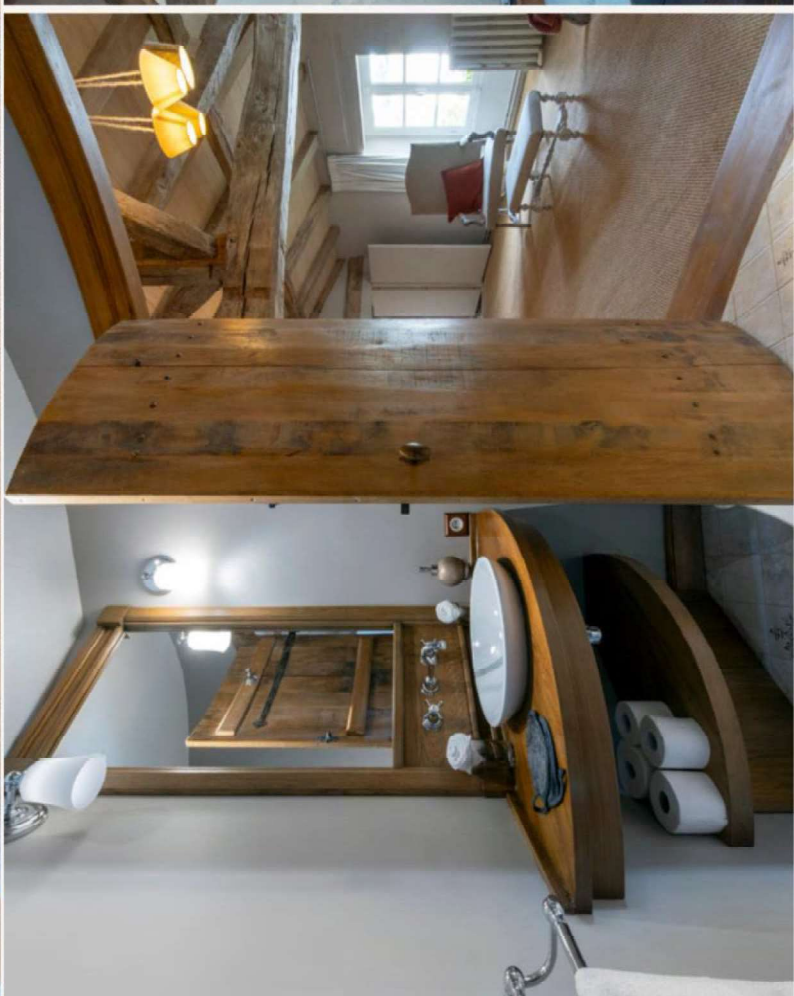
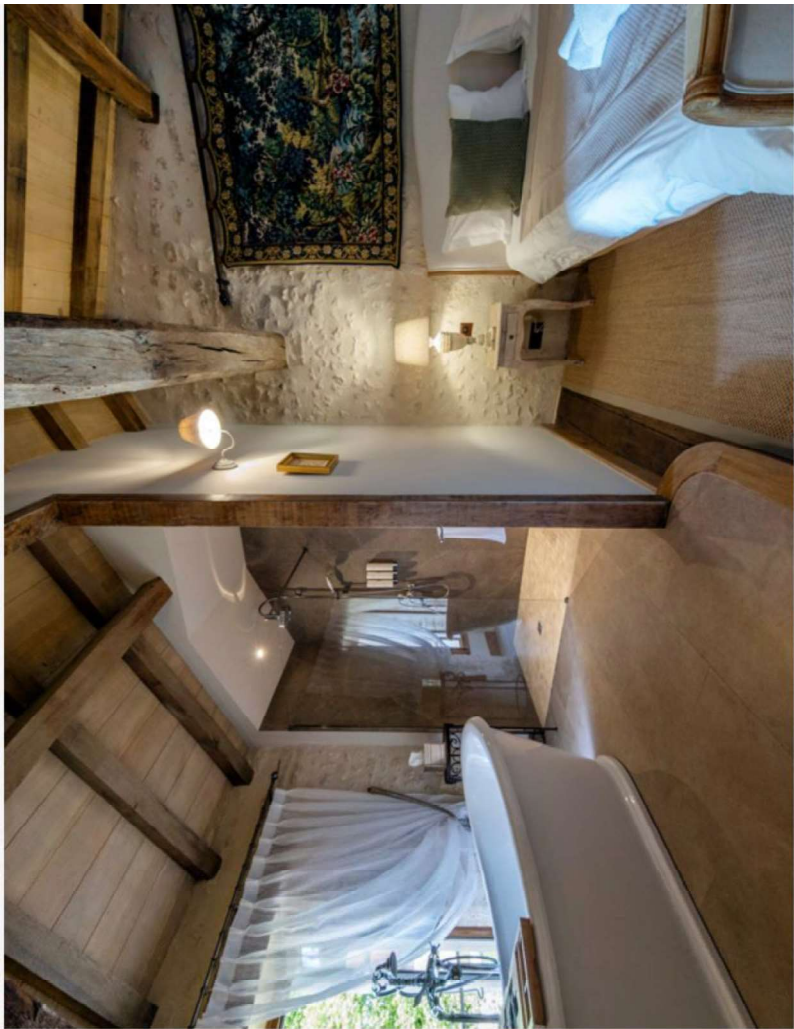
# The Chateau

FIRST FLOOR "+1"

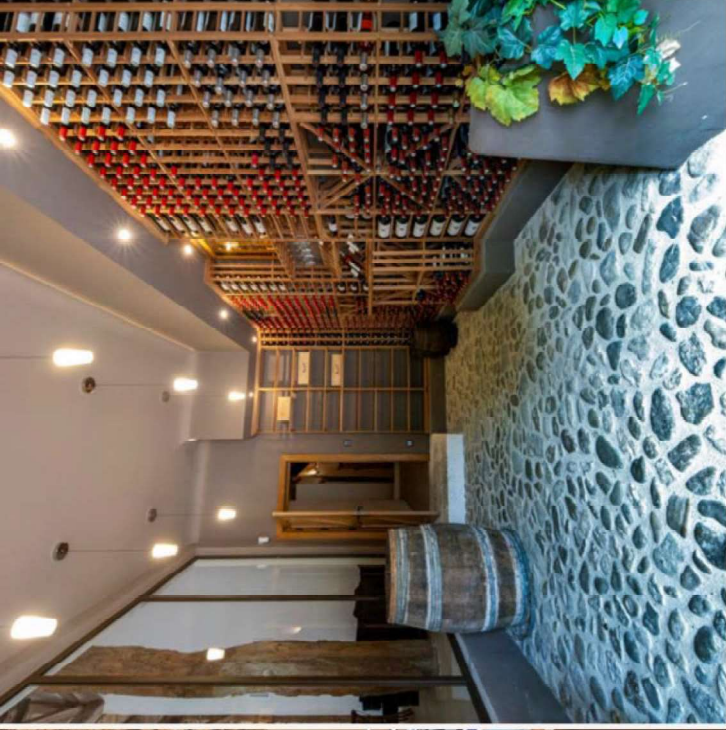








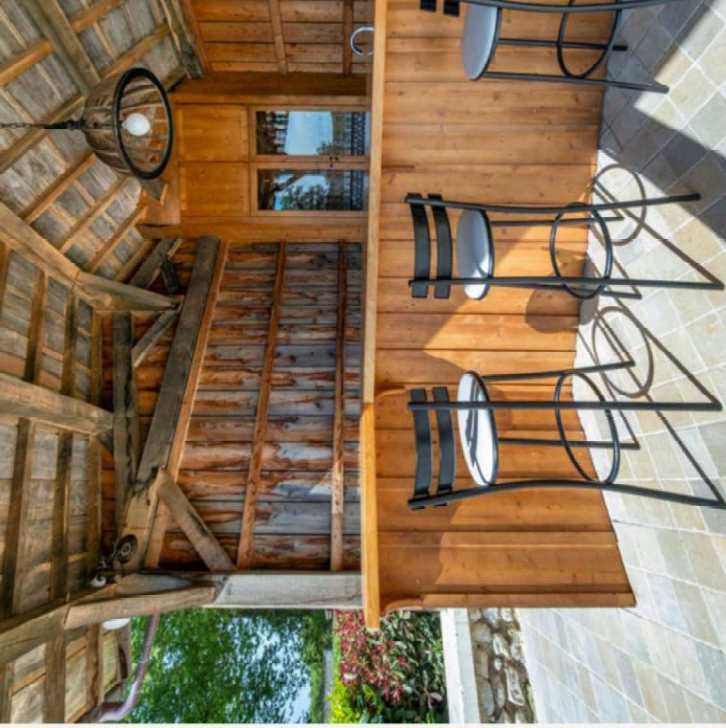




# The barn

The estate features an enormous **rustic-style barn**, meticulously restored and **temperature-controlled**, offering a highly versatile space for a **wide range of uses**. Designed with **events and gatherings** in mind, it is ideal for elegant seated dinners, musical performances and corporate functions. The barn includes a raised dance floor, a **dedicated wine cellar**, a fully equipped bar, and **professional kitchen facilities**, making it an **exceptional venue** for hosting memorable occasions.

For those not wishing to pursue an events-based use, the barn also presents a **rare opportunity**: its generous proportions, controlled climate, and secure structure make it perfectly suited for use as a **private collection gallery or showroom**—for instance, classic or **vintage car storage**, large-scale art installations, or high-value collectibles. With its unique blend of heritage character and modern functionality, **the barn can be adapted** to reflect the personal **vision and lifestyle** of its future owner.



# Lounges and bars

The property offers an exceptional array of **four distinct bars**, each thoughtfully designed to create **a unique atmosphere** for entertaining and relaxation. Among them is a **speakeasy-style lounge and bar**, discreetly accessed via the inner courtyard.

With its **rustic-chic ambiance**, this intimate setting is perfect for evening gatherings, or quiet conversation by candlelight.

Outdoors, the estate's **7m x 16m heated swimming pool** serves as a luxurious retreat during the Charente's long, sun-filled summers. Framed by a covered bar, **a shaded lounge**, and a dining area, the **poolside terrace** offers an inviting setting for casual drinks, festive pool parties, or leisurely afternoons **soaking in the beauty of the surrounding landscape**.



# The pigeonnier

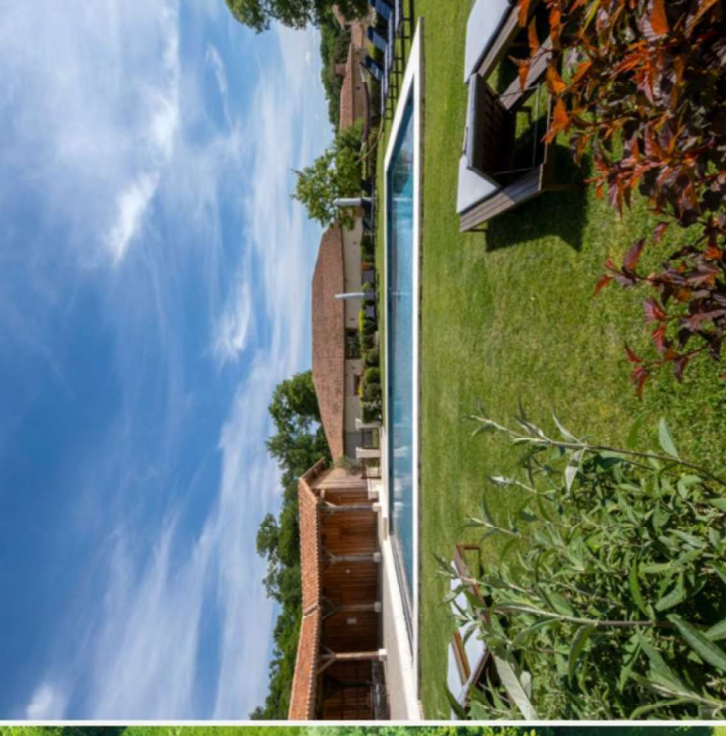
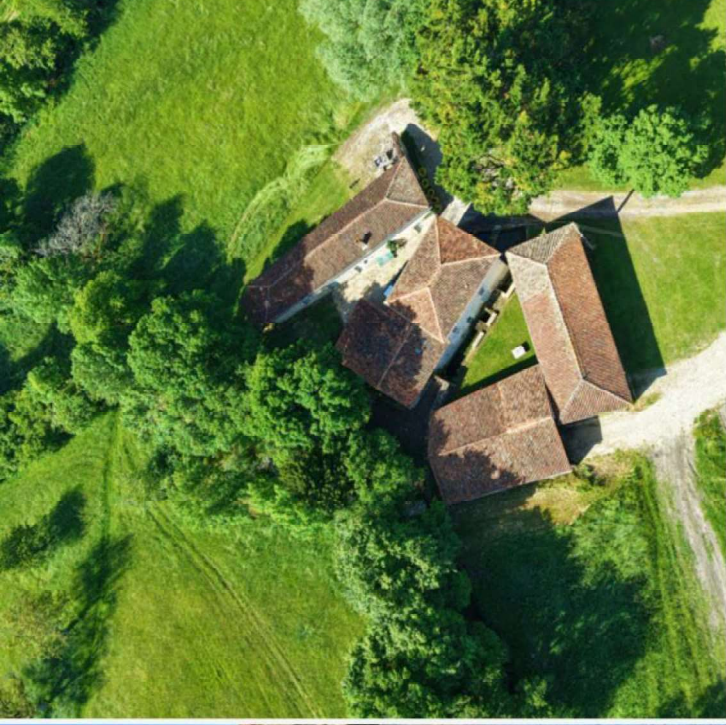
Ingeniously transformed with great care, the **historic pigeonnier** has been converted into a **charming independent gîte**, offering a **unique blend of authenticity and comfort**. Thoughtfully designed, it features a small kitchen corner, a cozy sitting area, and an elevated bedroom with an ensuite shower room, all nestled within the original stone structure. Tucked away in a secluded spot near the lake, this **enchanting retreat** is the **perfect hideaway** for romantic souls and lovebirds, offering privacy and a **touch of magic** amidst the estate's natural beauty.



# The lake

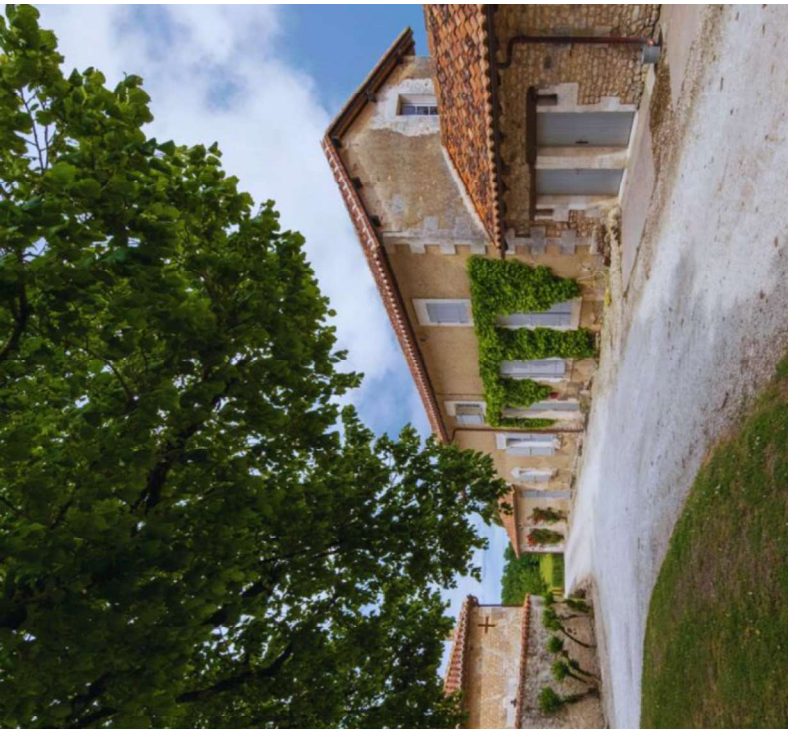
Along the estate's **800-metre tree-lined drive**, guests discover a **picturesque lake**, around which **eight luxury glamping tents** are discreetly positioned. These **elegantly appointed tents** offer a unique opportunity to experience nature without sacrificing comfort, creating an **unforgettable stay under the stars**.

As the sun rises over the lake, the landscape is bathed in golden light—a truly **magical moment** that transforms the atmosphere and elevates the **experience** far beyond traditional camping. **Tranquil, immersive, and beautifully integrated** into the natural surroundings, this glamping area offers guests a **rare blend of serenity, sophistication, and wonder**.

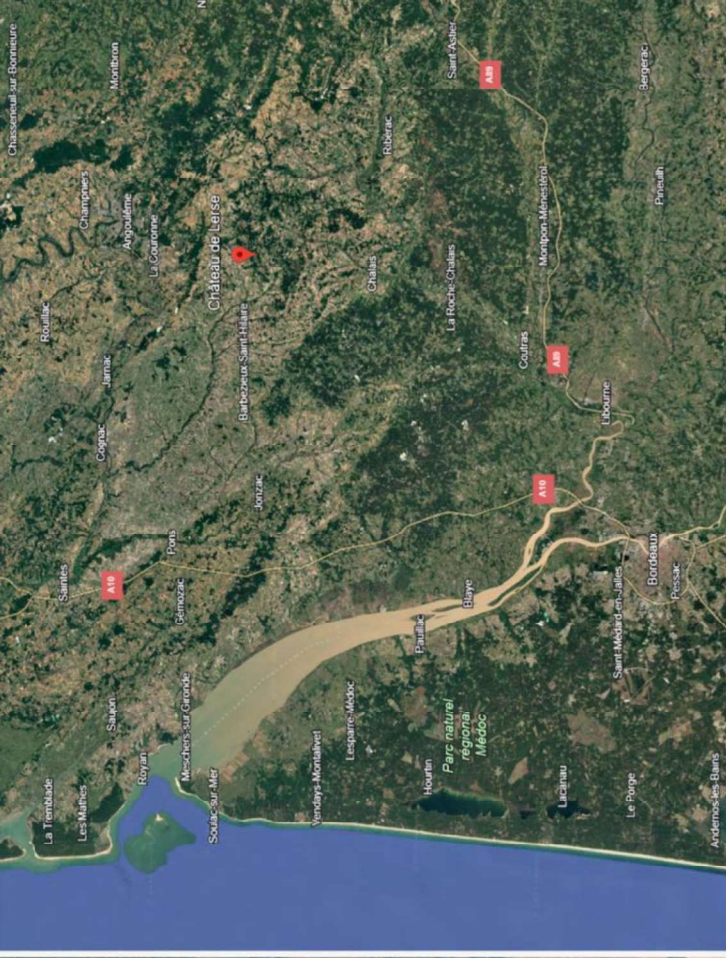
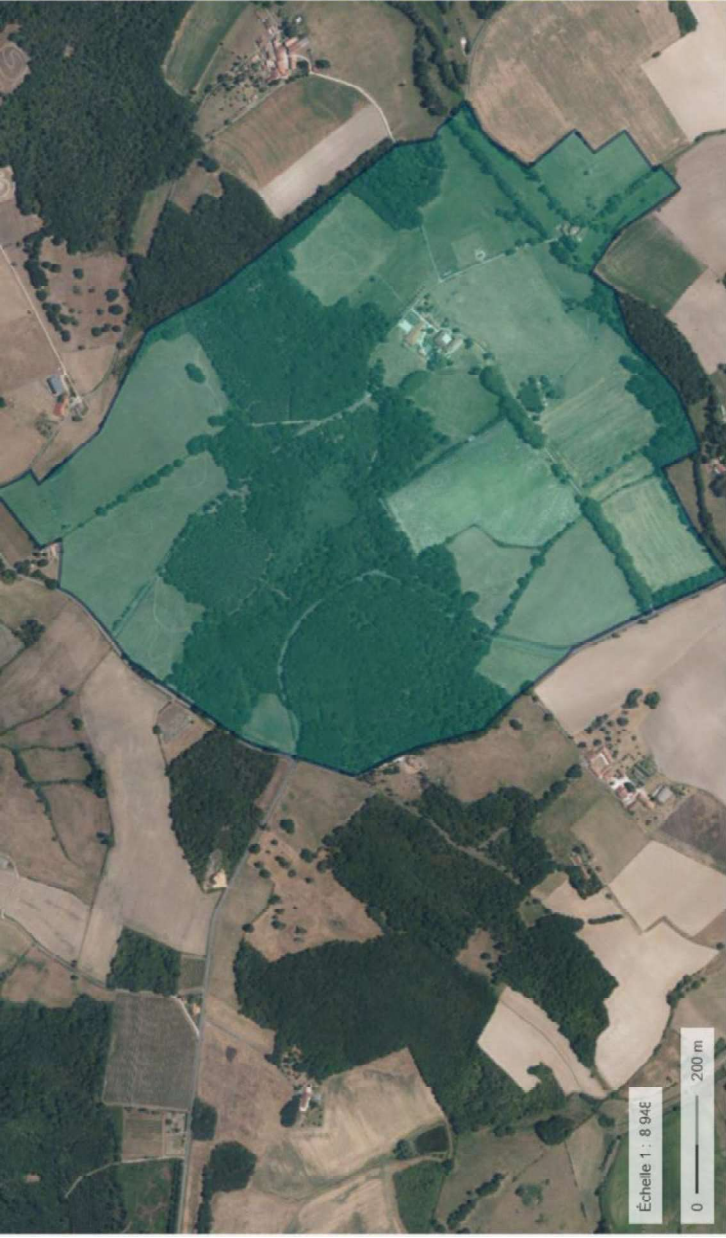


## Extras on site

- 2 Bedroom gîte
- 3 Bedroom caretaker's cottage
- Heated swimming pool - 16m x 7m
- Pool house & bar and covered terraces
- Covered inner courtyard
- Fully equipped gym
- 1 Bedroom renovated water mill with outbuildings







# The estate

Château de Lersé is set within **120 hectares of privately owned and independently farmed land**, offering a rare combination of beauty, authenticity, and self-sufficiency. The estate cultivates **a variety of traditional crops**, including sunflowers—iconic in the Charente landscape—wheat, and alfalfa, as well as **sustainably managed woodlands** that provide timber.

The estate is also home to a prized show herd of **Belted Galloway cattle**, a distinctive and hardy Scottish breed known for their calm temperament and striking appearance. **Grazing peacefully in the fields**, they offer not only a charming pastoral scene but also underscore the estate's deep connection to the land and **respect for traditional farming practices**.





# The manor house

An additional property, **Domaine de L'Anglade**, located approximately 15km away and **included in the sale** (with the option to exclude), offers **further accommodation for up to 30 guests**.

This beautifully renovated compound includes:

a 380m<sup>2</sup> **5-bedroom manor house**, two 180m<sup>2</sup> 4-bedroom gîtes, one 100m<sup>2</sup> 2-bedroom gîte, **two swimming pools**, and various outbuildings on **1.4 hectares of land**.







