LEGGETT IMMOBILIER INTERNATIONAL

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Ref: 100798ET16 Price: 425 000 EUR

agency fees to be paid by the seller

Vouzan – Historic 15th-Century Stone Residence with Remarkable Vaulted Cellar and 1.5-Hectare Park

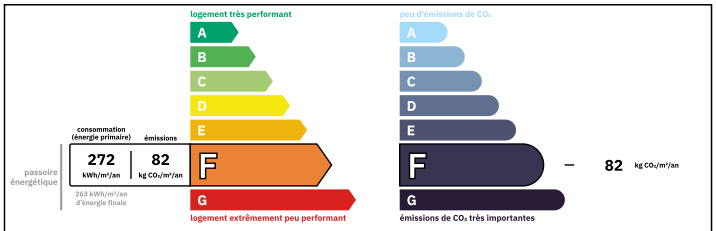
INFORMATION

Town:	Vouzan
Department:	Charente
Bed:	5
Bath:	3
Floor:	415 m2
Plot Size:	15888 m2

IN BRIEF

Set in the charming village of Vouzan in Charente, just 15 minutes from Angoulême, this impressive 15th-century stone residence offers a rare opportunity to bring a property steeped in history back to life. Once associated with the defensive position of the neighbouring château, it stands proudly in an elevated setting, with a grand façade and a remarkable vaulted cellar that hints at its past. Stone fireplaces, original wooden floors, exposed beams and generous windows preserve its timeless character. Spacious reception rooms, bedrooms and flexible living areas offer considerable scope for reconfiguration. Outside, 1.5 hectares of mature parkland, a secluded cobbled courtyard, a covered terrace and a swimming pool awaiting renovation create a peaceful, private setting. A distinctive historic property for those who appreciate old stone, architectural character and the opportunity to create something truly special.

ENERGY - DPE



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Entre 14040 € et 19040€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**3765 EUR**
Taxe habitation:	**1294 EUR**

NOTES

DESCRIPTION

A historic residence with a story to tell

In the beautiful village of Vouzan in Charente, approximately 15 minutes from Angoulême, this imposing 15th-century stone residence occupies an elevated position within a peaceful, leafy setting. Its striking architecture and generous proportions give it a commanding presence, while its historic character creates an atmosphere rarely found in more conventional properties.

The house is closely associated with the history of the neighbouring château and is believed to have once served as its first defensive position. Its elevated location and vaulted cellar, with features recalling its defensive past, add a fascinating historical dimension to the property.

Here, old stone walls, generous volumes and period features tell the story of another era. The impressive façade, large windows, stone fireplaces, wooden floors and exposed beams combine to create a home full of authenticity and timeless appeal.

Two charming approaches and a sense of privacy

The property can be approached from the rear along a beautiful avenue of poplar trees, opening onto the parkland, or from the front, where a charming cobbled courtyard creates a more intimate arrival.

Sheltered from view, the courtyard leads naturally to a large covered terrace, offering a lovely place to relax, entertain or enjoy the peaceful surroundings throughout the seasons.

Generous accommodation with exciting possibilities

The house offers a variety of living spaces across several levels, providing flexibility for a substantial family home or a more individual lifestyle project.

On the main ground floor, a spacious kitchen and dining room form the heart of...