

logis with restoration potential and large grounds

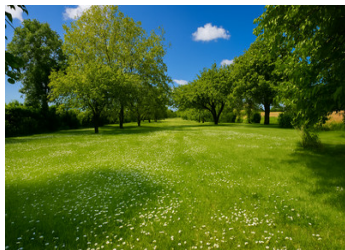


INFORMATION

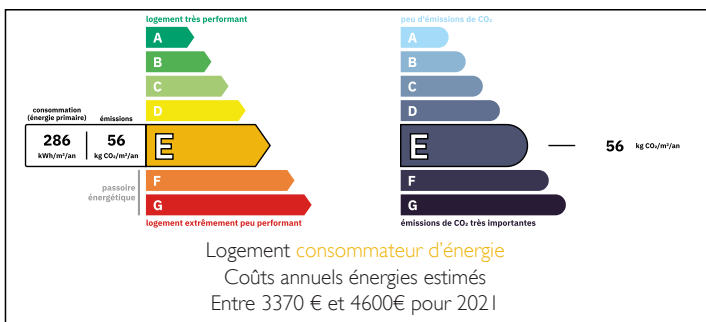
Town:	Villefagnan
Department:	Charente
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	9764 m2

IN BRIEF

Located on the edge of a charming hamlet, this house is a hidden gem behind a large walled courtyard of over 3,000 square metres. Passing through the grand arched gateway reveals a space where history and charm blend seamlessly. The expansive courtyard, surrounded by substantial outbuildings including a traditional bread oven, evokes the atmosphere of a medieval fortress.



ENERGY - DPE



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.



DESCRIPTION

This property features a 15th-century Logis, linked to a smaller habitable home. The Logis, which is awaiting restoration, retains its structural integrity and original features, including a majestic stone staircase. Most walls have been expertly pointed, enhancing its historical character.

The estate includes a large field, an open hangar, and an orchard, totalling over 9,000 square metres. The kitchen connects to the outdoors, while a separate laundry room adds convenience. The ground floor has a bedroom, a bathroom, and a WC, with another bedroom and an open attic upstairs.

The Logis includes a spacious room with a fireplace, a living room, and two more bedrooms. It also has a vaulted cellar with oil-fired central heating. The Logis has not seen major renovations in two decades.

Located 3 km from Villefagnan, the property offers access to schools, shops, and leisure facilities. It is 8 km from Ruffec, which provides additional amenities and transport links, including TGV, buses, and trains. Airports in Bordeaux, Limoges, La Rochelle, and Poitiers are within a reasonable distance.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 380 EUR

Taxe habitation: EUR

NOTES