

Historic Logis de Chaumont with Gardens, Outbuildings, and 7 Gîte Potential

EXCLUSIVE



INFORMATION

Town:	Salles-de-Villefagnan
Department:	Charente
Bed:	6
Bath:	6
Floor:	400 m2
Plot Size:	11063 m2

IN BRIEF

Set in the peaceful village of Salles-de-Villefagnan (16700), old planning permission for 7 Gîtes with fosses already installed, the historic Logis de Chaumont offers a unique blend of rustic charm and renovation potential. Originally owned by Isaac Lardeau in the 17th century, this former vineyard estate boasts period features, an enclosed courtyard, and spacious interiors. The property includes six bedrooms across two floors, each with en-suite bathrooms, plus a ground floor with a dining room, living room, kitchen, and utility spaces. Outside, a garden, barns, and outbuildings provide ample scope for development. Conveniently located 12 km from Ruffec and close to major transport links, this partially renovated manor house is ideal for family living, a holiday retreat, or a potential guest house/wedding venue project.



ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Immerse Yourself in History at the Logis de Chaumont

Nestled in the picturesque village of Salles-de-Villefagnan, this detached stone manor house offers a rare opportunity to own a property steeped in history, with roots dating back to the 17th century. Once owned by Isaac Lardeau and later by French Revolutionary figure Augustin Chedaneau, the Logis de Chaumont combines historic charm with renovation opportunities to create a dream home.

The ground floor features a spacious entrance hall, a formal dining room, a living room, a kitchen, a utility room, and a large pantry.

The first floor comprises a corridor leading to three generously sized bedrooms, each equipped with an en-suite bathroom and WC.

On the second floor, a similar layout offers three more bedrooms with private bathrooms, perfect for guests or extended family.

The exterior boasts a private garden, various outbuildings, and a large barn, offering possibilities for outdoor living, gardening, or further development. Whether you envision a family home, a peaceful holiday retreat, or a boutique guesthouse/wedding venue, this property offers versatility and potential.

Ideally situated just 12 km from the bustling town of Ruffec, which provides supermarkets, a hospital, and a train station, this property also benefits from excellent road connections to the N10. With Angoulême just 30 minutes away and major airports accessible within an hour, the Logis de Chaumont perfectly balances tranquillity and convenience.

This historic gem is ready for the next chapter of its story—could it be yours?

Information about risks to which this property is exposed is...