

Charming 17th-Century Logis with Historic Charm & Stunning Views



INFORMATION

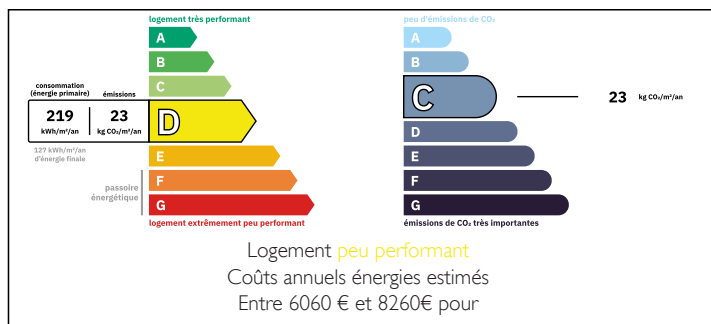
Town:	Gurat
Department:	Charente
Bed:	8
Bath:	2
Floor:	313 m2
Plot Size:	38411 m2

IN BRIEF

This stunning 17th-century Logis, located just south of Angoulême, offers a rare opportunity to own a historic French estate. Originally part of the Abbaye de Fontevraud, this former working farm once produced Pineau des Charentes and still retains its authentic charm. Set around a traditional courtyard, the property features over 310m² of living space and 700m² of outbuildings, offering incredible potential. While some parts require renovation and updating, several roofs have already been reviewed. With breathtaking open countryside views, this property is perfect for those seeking a restoration project full of history and character.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the serene countryside just south of Angoulême, this magnificent 1650-built Logis offers a rare opportunity to own a piece of history. Once a thriving farm producing Pineau des Charentes, this property was originally part of the Abbaye de Fontevraud in the Deux-Sèvres region, and it still retains many of its historic features.

Set around a traditional courtyard, the estate boasts over 310m² of living space, offering spacious interiors with character, while the 700m² of outbuildings provide endless potential—whether for additional accommodation, workshops, or storage.

The property is a blend of past and present, with some areas requiring renovation and others in need of updating. Several roofs have already been reviewed, while others will need attention. However, the timeless beauty of the open countryside views and the authenticity of this historic home make it a truly special find.

A unique opportunity to restore and revive a piece of French heritage, perfect for those seeking a characterful residence or an ambitious restoration project.

1. Historic Charm & Provenance – Built in 1650 and once part of the Abbaye de Fontevraud, this Logis is rich in history and character.
2. Expansive Living & Outbuildings – Over 310m² of living space and 700m² of outbuildings, offering endless possibilities.
3. Authentic Courtyard Setting – A beautiful, traditional courtyard layout, enhancing the estate's charm.
4. Stunning Open Views – Enjoy breathtaking panoramic countryside views, providing peace and tranquility.
5. Potential for Restoration & Development – Some areas have been updated, others need renovation, allowing you to...