

15th century manor house in large grounds with outbuildings, near Angoulême and its high-speed train station

EXCLUSIVE



## INFORMATION

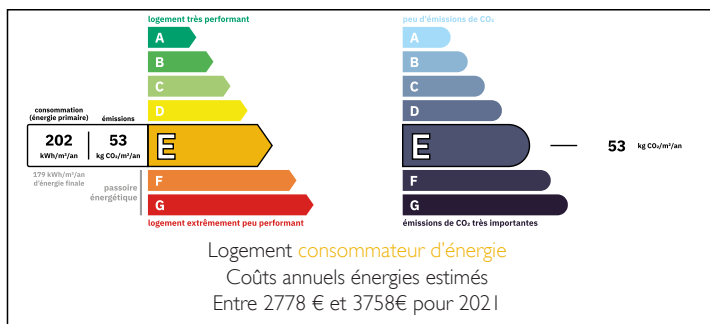
Town:	Angoulême
Department:	Charente
Bed:	6
Bath:	1
Floor:	400 m2
Plot Size:	62565 m2

## IN BRIEF

Former manor built in the 15th century situated in a dominant position in the Charente countryside, with a living area and numerous outbuildings, set in over 6 hectares of mostly wooded land, 2 minutes from local shops and 30 minutes from Angoulême town centre and its high-speed train station (Paris 1h35 and Bordeaux 40mn).



## ENERGY - DPE



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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 15th century building, situated on one of the highest points in the Aigre region, offers a glimpse into the history of the Charentais seigneurie.

In the past, the logis, built on a barrel-vaulted cellar, was surrounded by a dry moat and the large gateway opened onto a drawbridge.

The estate belonged to a succession of noble families until 1830, when it was transformed into a farm.

Many of the original 15th and 16th century features have been preserved.

The main building is a massive two-storey quadrilateral structure, one of which has an overhang, pierced by small bull's-eyes, with 400m<sup>2</sup> of living space plus a 130m<sup>2</sup> attic.

Part of the building (left wing) has been renovated by its current owners, offering an open-plan kitchen, utility room, study, lounge, dining room, shower room, 3 bedrooms and 2 WCs.

The rest of the dwelling is in need of renovation, around the many original features that are still present (fireplaces, vegetable gardens, floors, beams....).

The outbuildings comprise a large 515m<sup>2</sup> metal-framed barn, an adjoining 66m<sup>2</sup> barn (ideal for creating a gîte with independent access), a 80m<sup>2</sup> wine storehouse and a 140m<sup>2</sup> hangar, including the technical part of the 11x5m in-ground swimming pool (liner to be provided).

Oil-fired central heating

Land of 6.2 hectares, much of it wooded

Recent and compliant individual sewage system

Shops 2 minutes away

Rouillac 15 minutes away

Angoulême and its high-speed train station 30 minutes away

## LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

## NOTES