

Stunning 15th century logis with natural swimming pond set on over 7 hectares of land



INFORMATION

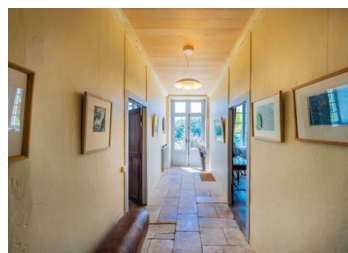
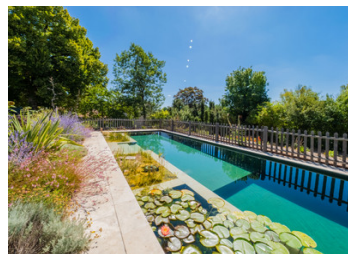
Town:	Mouton
Department:	Charente
Bed:	4
Bath:	3
Floor:	343 m2
Plot Size:	76993 m2

IN BRIEF

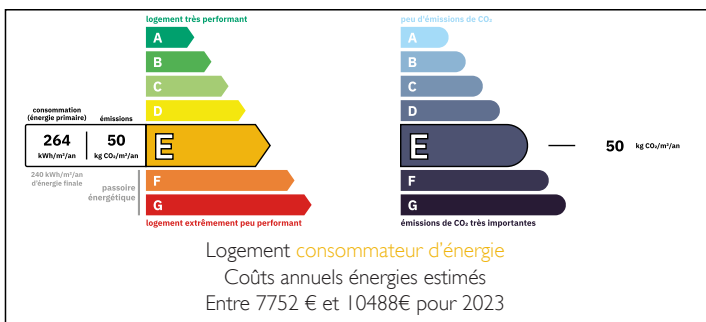
Located in the Charente countryside just north of Angoulême with superb views overlooking the valley below, this stunning logis with origins dating to the 15th century offers the perfect blend of historic French character and modern living comfort. The property has been renovated to a very high standard whilst maintaining all of its original charm and authenticity, and offers light-filled living accommodation, large reception rooms and 4 lovely bedrooms including an exceptional master suite.

The estate spans approximately 7.7 hectares of landscaped gardens, mature trees, a 255-tree truffle grove, fruit orchard, and a truly sensational natural swimming pond filtered by aquatic plants with surrounding terrace, pergola and oak-fenced vegetable garden.

The property is ideally situated—just 30 minutes from Angoulême's TGV station (with 2-hour trains



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

Nestled amidst the gently rolling hills just north of Angoulême, this stunning, distinguished 15th-century fortified logis has been meticulously restored and thoughtfully updated for contemporary living.

Arriving via the private gravel driveway, through the original carriage gate into the beautiful walled courtyard with its gorgeous pigeonier, this property oozes character and charm from the very offset.

Main House

The house comprises two main wings: a medieval section and a later 18th-century front rebuilt in 1791. All roofing has been renewed using mechanical wind-resistant tiles with wool insulation.

Ground Floor :

Hallway : A lovely, light and characterful entrance hall with original flagstone flooring.

Dining Room (34 m²): with wood paneling and a ceramic-lined wood stove

Living Room (37 m²): Matching stove, 18th-century fireplace and integrated cabinetry

Kitchen (14 m²): Fully renovated with custom solid oak cabinetry, white quartzite countertops and backsplash, modern appliances and underfloor heating

Office (33 m²): Vaulted ceiling, monumental fireplace with a second ceramic lined wood stove and a restored potager.

Laundry Room (17m2): Vaulted ceiling, full cabinetry and modern utilities

Powder Room: Adjacent to office and laundry

First Floor :

Two en-suite bedrooms, each with original features, modern bathrooms, and south/east-facing windows

Master suite with walk-in wardrobe (9 m²) and luxury en-suite bathroom including freestanding bath

LOCAL TAXES

Taxe foncière: 2380 EUR

Taxe habitation: EUR

NOTES