

Prestige Historic Residence with Modern Elegance

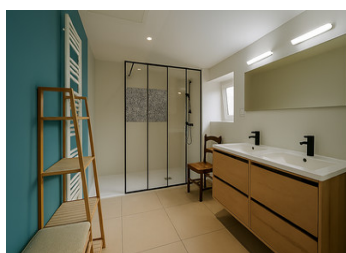


INFORMATION

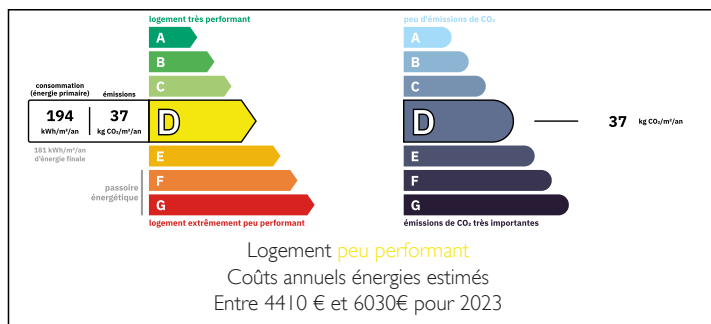
Town:	Salles-de-Villefagnan
Department:	Charente
Bed:	6
Bath:	3
Floor:	250 m2
Plot Size:	5197 m2

IN BRIEF

Situated in the picturesque village of Salles-de-Villefagnan in the Charente (16700), this beautifully restored historic residence offers a rare combination of heritage charm and contemporary comfort. Set within fully enclosed gardens that ensure privacy, the property enjoys an ideal position within ten minutes of both Ruffec and Mansle, where a wide range of amenities can be found, including shopping, healthcare facilities and mainline train connections to Paris, Bordeaux and Angoulême. The N10 provides swift access to Poitiers in around 55 minutes and Angoulême in 30 minutes, while Ruffec's TGV station, just ten minutes away, offers a direct service to Paris in a little over two hours. For international travel, several airports can be reached within one to two hours by car.



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 foncière: 2300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This elegant home has been carefully renovated with taste and respect for its history, resulting in a property that feels both timeless and modern. On the ground floor, the entrance leads to a welcoming living room with a traditional fireplace, a light-filled dining area and a well-equipped kitchen. Practical additions such as a utility room, a technical room housing the oil-fired boiler and a cloakroom enhance the property's convenience. Two generously sized bedrooms, each with its own shower room and dressing area, complete the ground floor.

Upstairs, a spacious landing gives access to three further bedrooms, together with a family shower room and a separate WC.

The grounds have been designed with both leisure and practicality in mind. An attached garage, storage outbuildings and a dedicated cycle shelter provide excellent facilities, while the private swimming pool with its terrace and the summer kitchen create a superb setting for outdoor entertaining. The landscaped garden and private parking ensure the property is as functional as it is beautiful.

Blending character, comfort and accessibility, this residence represents an exceptional family home or second residence in one of the Charente's most appealing rural settings.

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