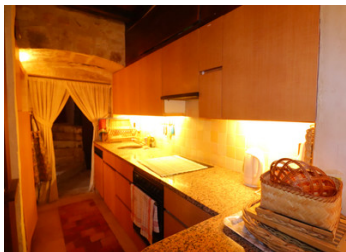
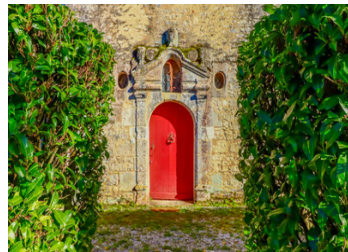


Beautiful medieval property with renovated 3 bed keep, large outbuildings & attached land; riverside location.

EXCLUSIVE



## INFORMATION

Town:	Moulins-sur-Tardoire
Department:	Charente
Bed:	3
Bath:	3
Floor:	250 m2
Plot Size:	13569 m2

## IN BRIEF

Lovely property located near the centre of the village of Vilhonneur in the eastern Charente.

Dating from the 12th, 15th and 16th centuries, this historical monument comprises an old stone keep with >250m<sup>2</sup> habitable space, other historical outbuildings including a drawbridge/guard tower, and attached plots of land totalling 1.3 hectares including river frontage.

The keep has been fully renovated to create a very comfortable home that includes three very large bedrooms (one ensuite) and a ground floor living space that includes a fully equipped kitchen, dining room and salon.

The other buildings are all in good condition and offer great renovation potential.

The land is mainly pasture with a part bordering the Tardoire river that runs past the property.

The nearby village of Saint Somin has a bakery and bar restaurant. Full amenities can be found in...

## 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.



## DESCRIPTION

A small Chateau Fort, a registered historical monument, originally built in the 12th century and with subsequent additions in the 15th and 16th centuries. Includes a four floor large square keep flanked by a turret housing a spiral staircase, and a variety of other historical buildings including a former drawbridge with first floor guard tower. The keep and the other buildings of the now largely destroyed castle were accessed by a drawbridge and surrounded by a moat, which has long since been filled in.

Located in the village of Vilhonneur in the eastern Charente, the property boasts numerous character features that include very large stone fireplaces, high ceilings made of solid oak, a tower with a spiral stone and wooden staircase and a third floor stone and wood balcony.

Entering the property takes you through a lockable entrance gate into a courtyard space with parking for 3-4 cars.

On the left is a small barn of about 60m<sup>2</sup> floor space while ahead looms the fully renovated 4 storey keep.

Entering the keep takes you through a thick red wooden door above which are some very elegant stone carvings and into an entrance hallway (12m<sup>2</sup>) with thick stone walls and floor.

In front of you is a small corridor leading to a large spiral staircase leading to the upper floors while on your right is a living area (25m<sup>2</sup>) comprising fully equipped kitchen, dining room and salon.

The keep has three floors and an attic...

## LOCAL TAXES

Taxe foncière: 1533 EUR

Taxe habitation: EUR

## NOTES