

Beautiful & spacious 15th century 5 bed Logis within its own 1.5ha park; riverside location; near amenities.



INFORMATION

Town:	Moulins-sur-Tardoire
Department:	Charente
Bed:	6
Bath:	3
Floor:	410 m2
Plot Size:	14632 m2

IN BRIEF

A beautiful detached. Logis dating from the 15th century. Comprises a detached main house of over 400m² habitable space, large open barn, piggery and adjoining park of almost 1.5 hectares.

The house includes spacious reception rooms, a large kitchen, a ground floor bedroom, bathroom with lavatory. Additional bedrooms and bathrooms are on the first floor. It has full oil-fired central heating as well as a few large stone fireplaces.. Some of the windows are double-glazed and all roofs were redone in 2018.

Outbuildings comprise a large barn and piggery. All the buildings are set in the middle of their own park which enjoys direct access to the Tardoire river. The land is mainly pasture with a number of fruit trees. A short tree-lined driveway leads to house and outbuildings.

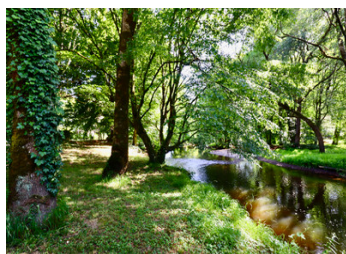


ENERGY - DPE

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.



NOTES

DESCRIPTION

Detached Logis type property comprising a main house, large hangar barn, piggery and attached plot of land with direct river access. Located in the commune of Moulins-Sur-Tardoire in the east of the Chaente department.

All buildings have new roofs, dating from 2018, and property is listed as a historical monument.

The Logis dates from the 15th century, has over 400m² habitable space, and retains many character features including wood beams, exposed stone walls, large stone fireplaces, a traditional Charentaise pebble floor and a lovely circular stone staircase.

The ground floor comprises:

An entrance hallway of 18.5m² which leads on to the remaining ground floor rooms and a beautiful stone staircase.

A kitchen/ diner of 38m² with large stone fireplace and pebble floor. A couple of smaller rooms lead off the kitchen. One is used as utility room (5.5m²) with the second being a larder/back kitchen (8m²).

A dining room of 34m² with tiled floor and access to the rear terrace/garden.

A room of 22.5m² with multiple entrances used as an office and with access to the rear garden.

A salon of 51m² with large stone fireplace and small boiler room of 6m² leading off it.

A bedroom of 17m² with ensuite bathroom of 6m² and lavatory.

The first floor comprises:

Independent large room of 40m², currently used as a library, with adjoining smaller room of 10m², used as a smaller library and leading on to a bathroom of 5m². This could be easily converted to become...