

logis with restoration potential and large grounds



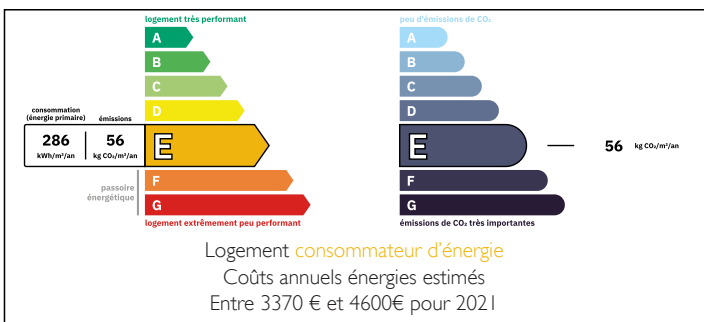
INFORMATION

Town:	Villefagnan
Department:	Charente
Bed:	4
Bath:	2
Floor:	180 m ²
Plot Size:	9764 m ²

IN BRIEF

Located on the edge of a charming hamlet, this house is a hidden gem behind a large walled courtyard of over 3,000 square metres. Passing through the grand arched gateway reveals a space where history and charm blend seamlessly. The expansive courtyard, surrounded by substantial outbuildings including a traditional bread oven, evokes the atmosphere of a medieval fortress.

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 property features a 15th-century Logis, linked to a smaller habitable home. The Logis, which is awaiting restoration, retains its structural integrity and original features, including a majestic stone staircase. Most walls have been expertly pointed, enhancing its historical character.

The estate includes a large field, an open hangar, and an orchard, totalling over 9,000 square metres. The kitchen connects to the outdoors, while a separate laundry room adds convenience. The ground floor has a bedroom, a bathroom, and a WC, with another bedroom and an open attic upstairs.

The Logis includes a spacious room with a fireplace, a living room, and two more bedrooms. It also has a vaulted cellar with oil-fired central heating. The Logis has not seen major renovations in two decades.

Located 3 km from Villefagnan, the property offers access to schools, shops, and leisure facilities. It is 8 km from Ruffec, which provides additional amenities and transport links, including TGV, buses, and trains. Airports in Bordeaux, Limoges, La Rochelle, and Poitiers are within a reasonable distance.

LOCAL TAXES

Taxe foncière: 380 EUR

Taxe habitation: EUR

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

NOTES