



MAGNIFICENT 16TH CENTURY LOGIS,  
COMPLETELY RENOVATED. 4 BEDROOMS,  
SWIMMING POOL & JACUZZI. EXCEPTIONAL  
VIEWS.

MAGNIFICENT 16TH CENTURY LOGIS, COMPLETELY RENOVATED. 4 BEDROOMS, SWIMMING POOL & JACUZZI. EXCEPTION...



PROPERTY FACT FILE	
REFERENCE	A28232NWO16
PRICE	€ 900,000 £ 744,840* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	312 m <sup>2</sup>
LAND	54510 m <sup>2</sup>
TOWN	Chalais
DEPARTMENT	Charente
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



MAGNIFICENT 16TH  
CENTURY LOGIS,  
COMPLETELY  
RENOVATED. 4  
BEDROOMS, SWIMMING  
POOL & JACUZZI.  
EXCEPTION  
Ref: A28232NWO16

Dating back to the 16th century, it has been magnificently renovated, while retaining its original character. It boasts a wealth of authentic features, including monumental fireplaces, stained glass windows, interior shutters, stone walls and exposed beams, terracotta floor tiles... Everything you would expect from a building steeped in history,

## DESCRIPTIF

- \* The house is equipped with underfloor, oil-fired central heating system (Viessman boiler).
- \* The windows are single-glazed, but have internal shutters.
- \* Part of the land is farmed by a neighbouring farmer.

### GROUND FLOOR:

- Main entrance
- 43.7m<sup>2</sup> fully-equipped kitchen with dining
- Boiler/laundry room 16m<sup>2</sup>
- Storeroom
- Wine cellar 13m<sup>2</sup>
- 52m<sup>2</sup> lounge/games room
- WC

### 1st floor:

- Living room of 52 m<sup>2</sup>
- Master suite 30m<sup>2</sup> with 6m<sup>2</sup> shower room and dressing room.
- 3 bedrooms of 19.7, 19.7 and 18m<sup>2</sup> respectively.
- Bathroom of 8.8m<sup>2</sup>
- wc

### 2nd floor:

- Attic covering the surface area of the house.

### Outside area:

- Summer kitchen of approximately 30m<sup>3</sup> with bread oven.
- Barn and adjoining stable of 200m<sup>2</sup>, with direct access to the house
- Dovecote (shed)
- Heated 10 x 4m swimming pool with jacuzzi.
- Spring at the foot of the building, supplying a water tank for the garden,
- 2 old wells

-----

Information about risks to which this property is exposed is available

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28232NWO16>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

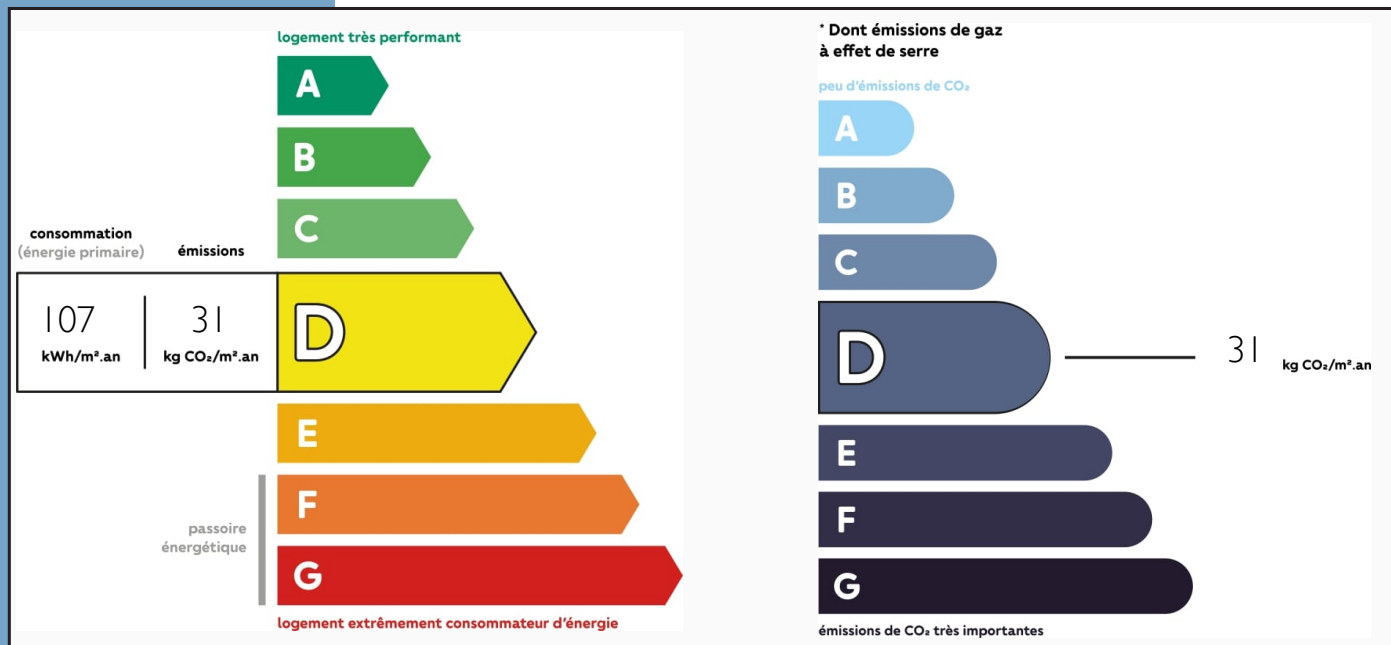
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

MAGNIFICENT 16TH CENTURY LOGIS, COMPLETELY RENOVATED. 4 BEDROOMS, SWIMMING POOL & JACUZZI. EXCEPTION...

Ref : A28232NWO16

## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A28232NWO16  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)