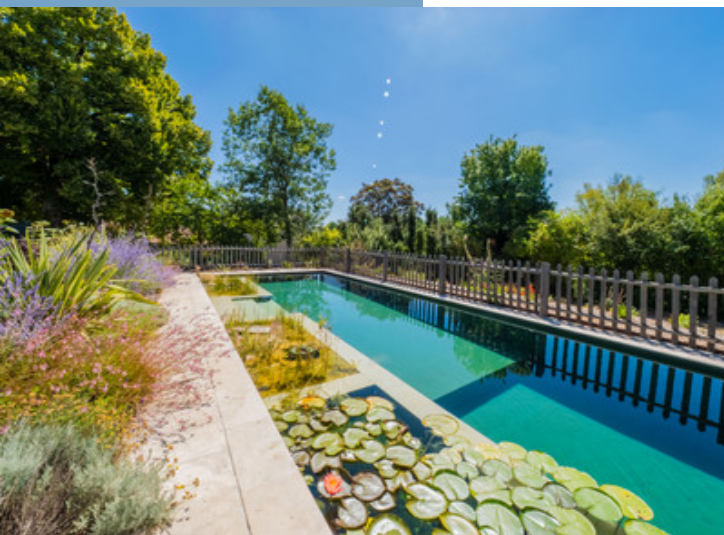




STUNNING 15TH CENTURY LOGIS WITH
NATURAL SWIMMING POND SET ON OVER 7
HECTARES OF LAND

STUNNING 15TH
CENTURY LOGIS WITH
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PROPERTY FACT FILE

REFERENCE	A38552JMR16
PRICE	€ 1,113,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (1 050 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	343 m ²
LAND	76993 m ²
TOWN	Mouton
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Family Home, Manoir
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage

*Price based on current exchange rate which is subject to change



- Historic, light-filled, character property
- Perfect mix of French character and modern comfort
- Lovely natural swimming pond
- Truffle Grove
- 30 minutes from Angoulême

STUNNING 15TH
CENTURY LOGIS WITH
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Located in the Charente countryside just north of Angoulême with superb views overlooking the valley below, this stunning logis with origins dating to the 15th century offers the perfect blend of historic French character and modern living comfort. The property has been renovated to a very high standard whilst maintaining all of its original

DESCRIPTIF

Nestled amidst the gently rolling hills just north of Angoulême, this stunning, distinguished 15th-century fortified logis has been meticulously restored and thoughtfully updated for contemporary living.

Arriving via the private gravel driveway, through the original carriage gate into the beautiful walled courtyard with its gorgeous pigeonier, this property oozes character and charm from the very offset.

Main House

The house comprises two main wings: a medieval section and a later 18th-century front rebuilt in 1791. All roofing has been renewed using mechanical wind-resistant tiles with wool insulation.

Ground Floor :

Hallway : A lovely, light and characterful entrance hall with original flagstone flooring.

Dining Room (34 m²): with wood paneling and a ceramic-lined wood stove

Living Room (37 m²): Matching stove, 18th-century fireplace and integrated cabinetry

Kitchen (14 m²): Fully renovated with custom solid oak cabinetry, white quartzite countertops and backsplash, modern appliances and underfloor heating

Office (33 m²): Vaulted ceiling, monumental fireplace with a second ceramic lined wood stove and a restored potager.

Laundry Room (17m2): Vaulted ceiling, full cabinetry and modern utilities

Powder Room: Adjacent to office and laundry

First Floor :

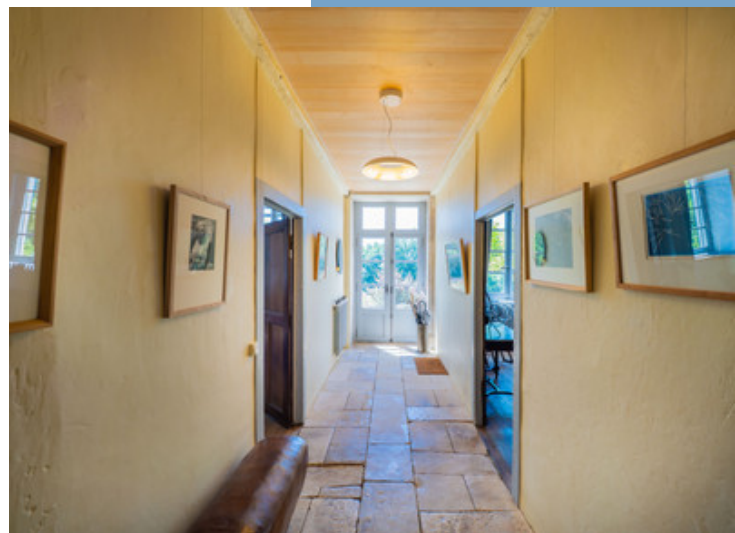
Two en-suite bedrooms, each with original features, modern bathrooms, and south/east-facing windows

Master suite with walk-in wardrobe (9 m²) and luxury en-suite

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38552JMR16>

COMPLETE FILE AND PHOTO ON REQUEST

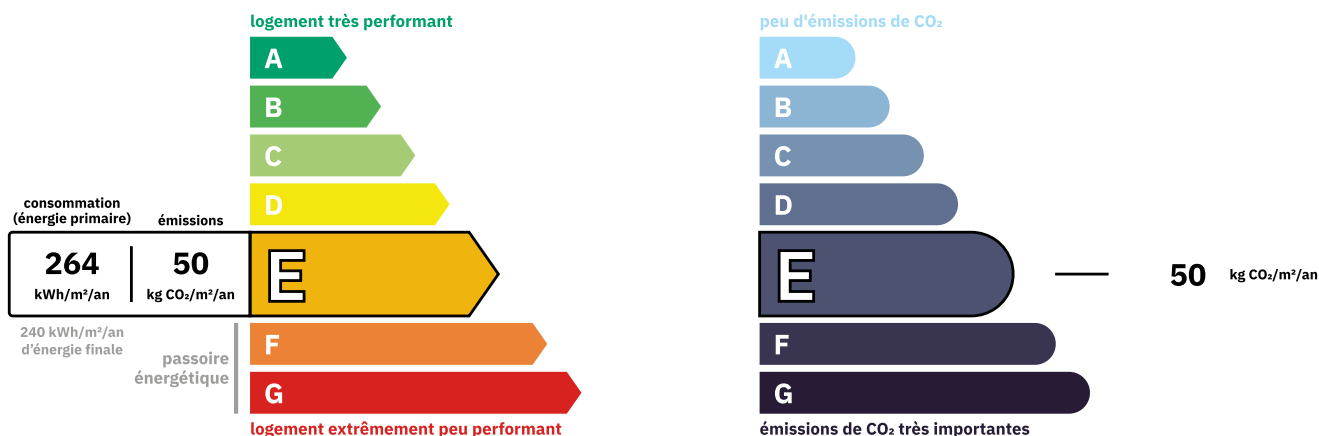


STUNNING 15TH CENTURY
LOGIS WITH NATURAL
SWIMMING POND SET ON
OVER 7 HECTARES OF LAND.

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

Ref : A38552JMR16

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 7752 € and 10488€ for 2023

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 : A38552JMR16
FILE COMPLETE
AND PHOTOS
ON REQUEST

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