

Charming 15th century logis with restoration potential and large grounds



INFORMATION

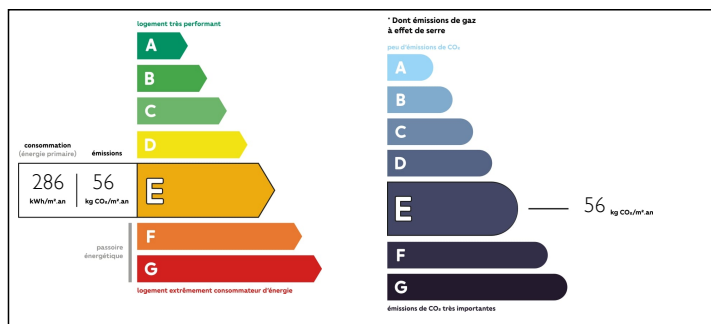
Town:	Villefagnan
Department:	Charente
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	9764 m2

IN BRIEF

Situated on the edge of a charming hamlet, this house is a concealed gem, nestled behind a spacious walled courtyard spanning over 3000 square metres. As you pass through the grand arched gateway, you are transported into a realm where history and charm seamlessly intertwine. The vast courtyard, encircled by substantial outbuildings - one of which houses an authentic bread oven - exudes the ambiance 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

The centrepiece of this property is the 15th-century Logis, intricately linked to a smaller, habitable abode. The Logis, a masterpiece awaiting restoration, maintains impeccable structural integrity. Many original features have been meticulously preserved, including a majestic stone staircase—a testament to its storied past. The majority of the walls have been expertly pointed, further enhancing the property's rich character.

Beyond the courtyard, an extensive field, accompanied by a large open hangar, and across the street, an enchanting orchard. In total, over 9000 square metres, encompassing both the buildings and their surroundings.

Enter, a kitchen with exterior access blends indoor and outdoor living. Adjacent, a laundry room features a separate entrance, adding convenience. The ground floor hosts a comfortable bedroom, a bathroom, and a separate WC. Upstairs another bedroom and an open attic.

The Logis for Restoration: This section of the property unravels its historical allure, featuring a generously-sized room adorned with a captivating fireplace, exuding warmth and character. A living room, and two bedrooms, each graced with their own fireplaces, promise unique and individual spaces. The property also boasts a 15th-century fireplace. The property has a vaulted cellar which houses an oil fired central heating, ensuring your comfort. It's worth noting that no significant renovations have been undertaken to the Logis for the past two decades, presenting an exciting opportunity for personalisation.

This property presents a rare opportunity for those seeking a restoration project with immense potential. Its historical significance, original features, and expansive grounds offer a unique canvas for...

LOCAL TAXES

Taxe foncière: 380 EUR

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