

**FOR SALE / À VENDRE**

# Logis de Puyloyer

A grand and ancient estate in  
the Charente department,  
southwestern France.

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# Logis de Puyloyer

## Historic XV<sup>th</sup> Century Estate with Modern Upgrades in Charente

Located in the Charente countryside just north of Angoulême, the Logis de Puyloyer is a fortified manor house with origins dating to the 15th century.

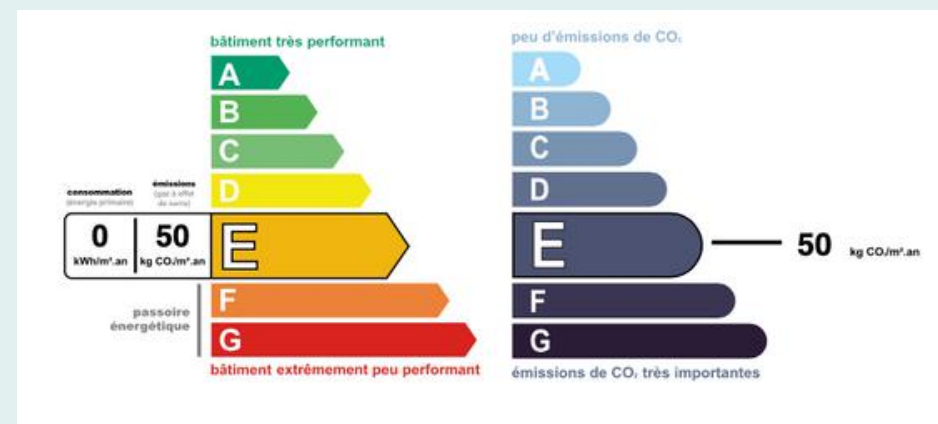
The estate spans approximately 7.7 hectares and includes the main house, a fully restored artist's studio, multiple outbuildings, a dovecote, and mature grounds including a natural swimming pond and productive truffle grove.

The property is ideally situated—just 30 minutes from Angoulême's TGV station (with 2-hour trains to Paris and 30 minutes to Bordeaux), and around an hour's drive from the airports in Bordeaux, Poitiers, and Limoges.

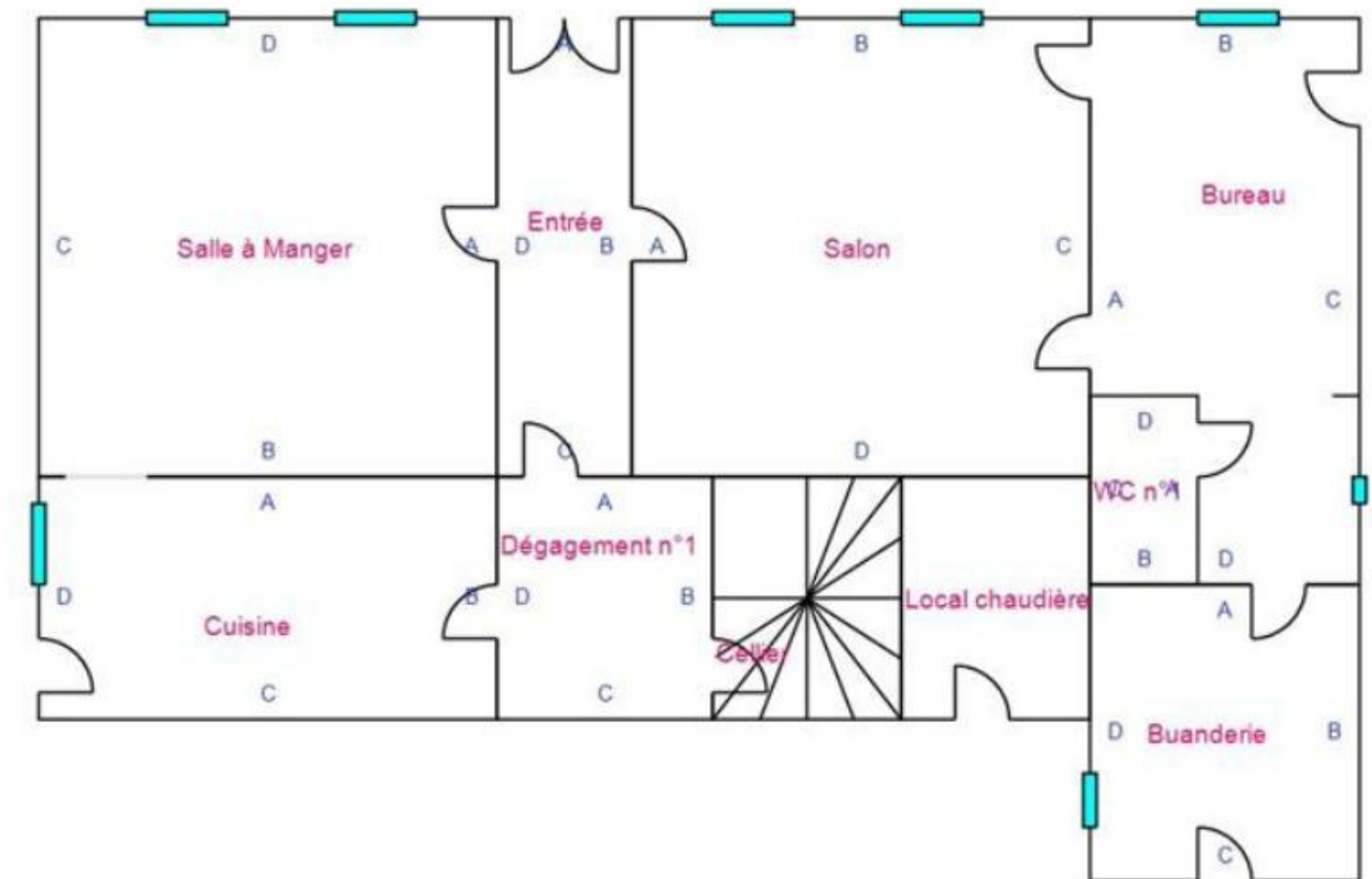


# Details

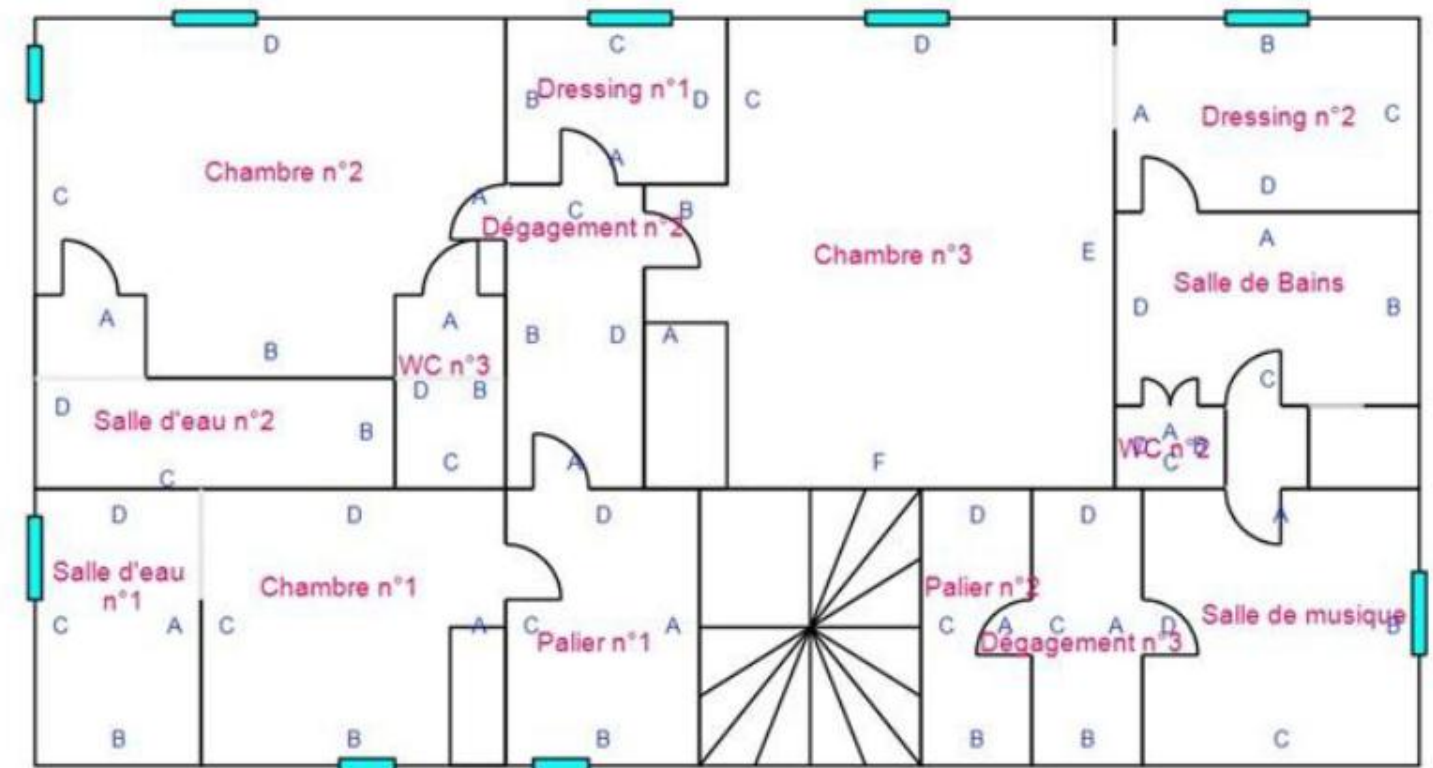
- Land 7.7 hectares
- Surface area 343 m<sup>2</sup>
- Surface Dependencies 200 m<sup>2</sup>
- Land area 76993 m<sup>2</sup>
- Terrace surface 40 m<sup>2</sup>
- Number of rooms 10, bedrooms 4
- Bathtubs 1
- Showers 3
- WCs 4
- Kitchen - Fitted / equipped
- Floors 3
- Heating Type - high-efficiency Viessmann fuel heating + wood stoves 3
- Hot water - Electric
- Fireplace - Insert



Ground Floor



First Floor













# Exterior

The estate is accessed via a private gravel drive lined with rosemary and irises, leading to a stone-walled courtyard enclosed by main house and dependencies. Entry is through an original carriage gate and a pedestrian door, both characteristic of noble Charente homes.

The property is defined by its ochre gravel courtyard, mature climbing plants, and buildings with restored Roman tiled roofs and repointed stone façades (work completed in 2025).

- Southern terrace with views across the valley
- Wrought iron fencing enclosing landscaped garden areas
- Shaded rear courtyard ideal for dining and recreation
- Gravel pétanque court near the dining terrace











Driveway and courtyard

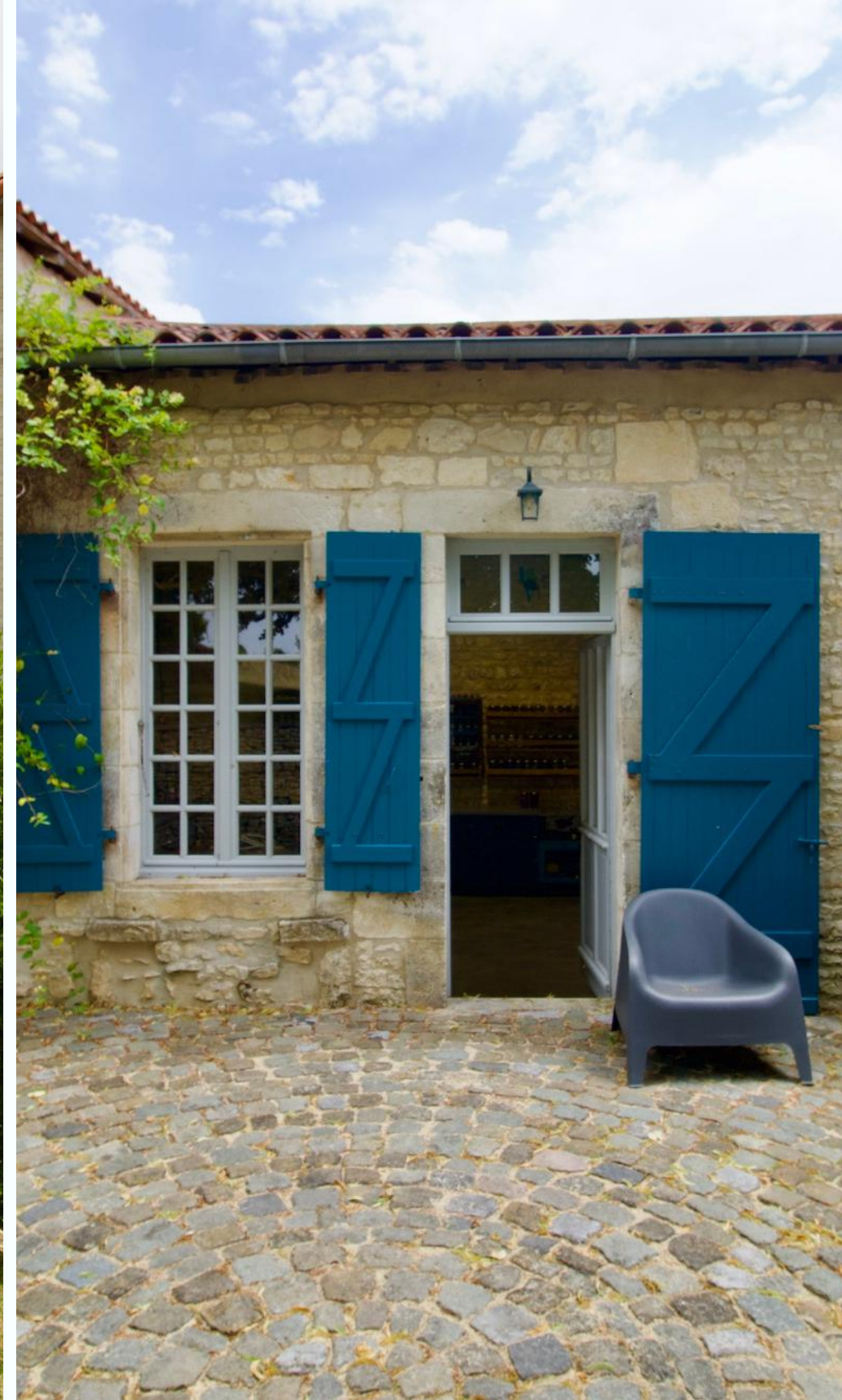


Natural Swimming Pond and Potager





Side Terraces





# Main House

The house comprises two main wings: a medieval section and a later 18th-century front rebuilt in 1791, as documented by a stone pediment inscription.

All roofing has been renewed using mechanical wind-resistant tiles with wool insulation.

All structures are in excellent condition, with restored roofs and exterior stonework.





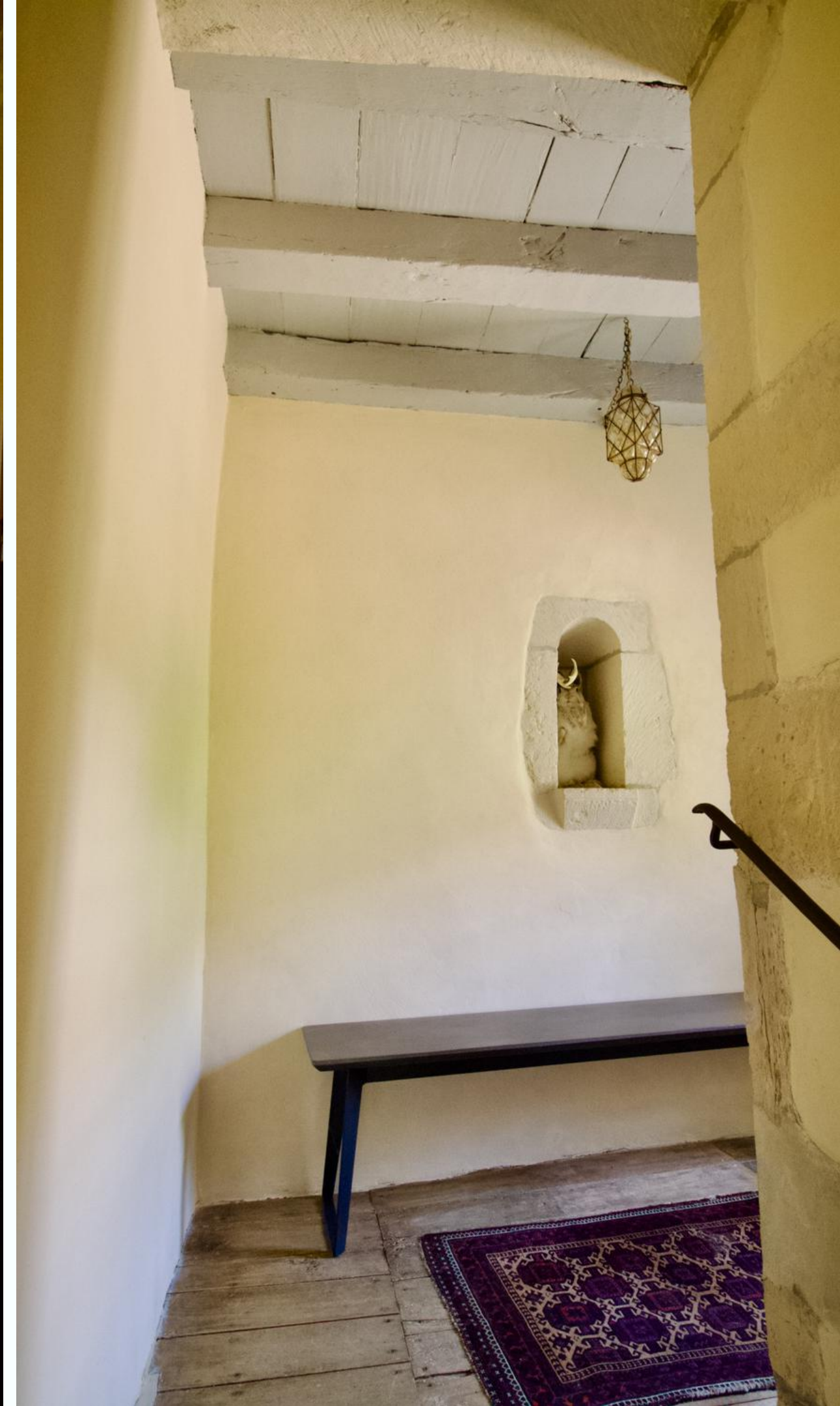
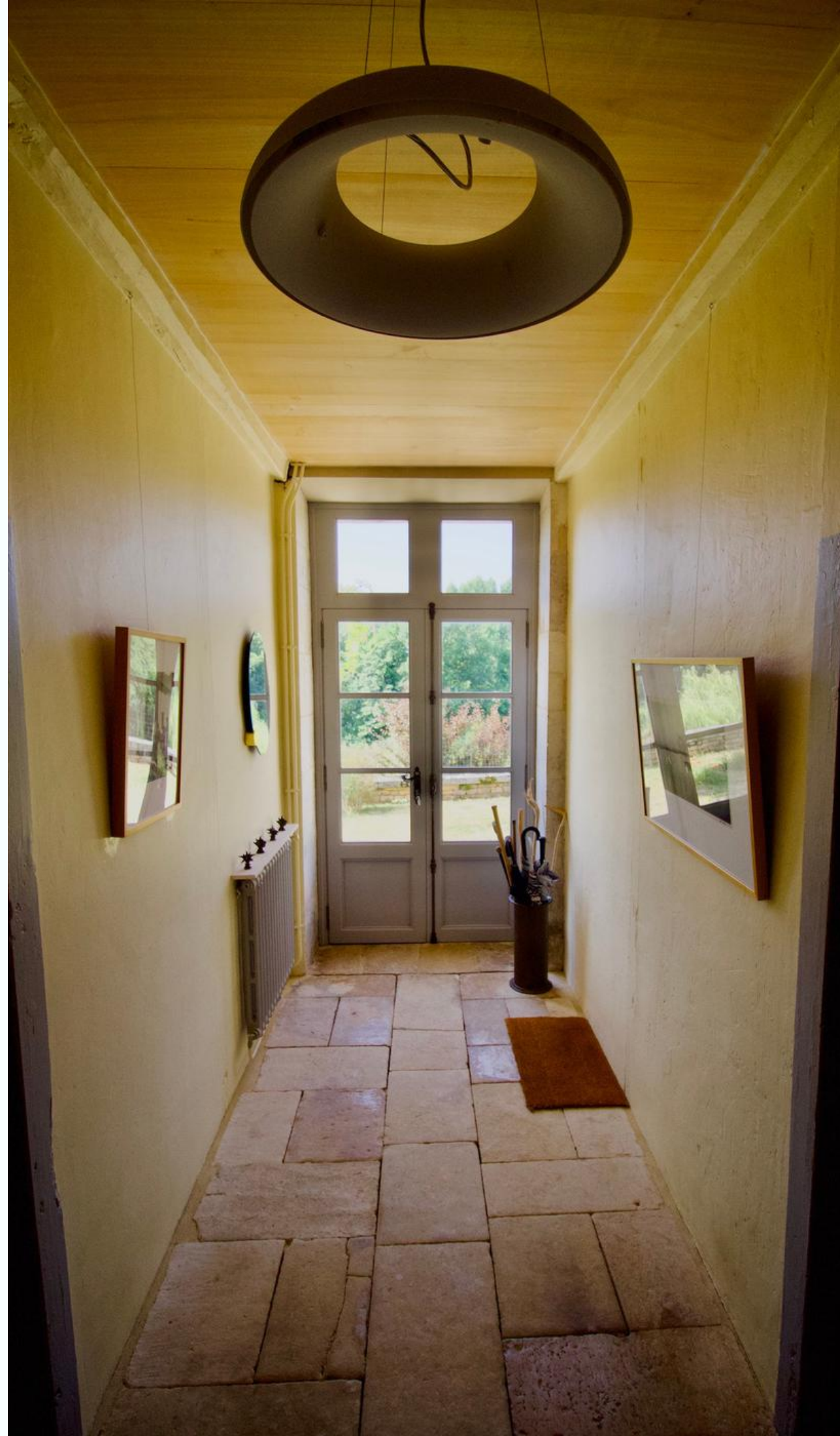
# Ground Floor

- **Entrance hall** with original stone flooring and natural light from large glass-paned doors
- **Dining Room** (34 m<sup>2</sup>): French ceiling, wood paneling, ceramic-lined wood stove
- **Living Room** (37 m<sup>2</sup>): Matching stove, 18th-century trumeau fireplace, integrated cabinetry
- **Kitchen** (14 m<sup>2</sup>): Fully renovated with custom solid oak cabinetry, white quartzite countertops and backsplash, German appliances, underfloor heating
- **Office** (33 m<sup>2</sup>): Vaulted ceiling, monumental fireplace with a second ceramic lined wood stove (Régnier), fitted poplar shelving, converted from former kitchen space
- **Laundry Room** (17m<sup>2</sup>): Vaulted ceiling, full cabinetry and modern utilities
- **Powder Room**: Adjacent to office and laundry





Entrance Hall





## Dining Room





Lounge







Kitchen





Office







Laundry Room and Powder Room





# First Floor

- **Three en-suite bedrooms**, each with original features, modern bathrooms, and south/east-facing windows
- **Principal suite includes:**  
Large window, Walk-in wardrobe (9 m<sup>2</sup>), 18th-century alcove integrated as closet space, Decorative fireplace and Renaissance-era detailing

All rooms retain original flooring, doors, and other historic elements





Principle Suite





Principle Ensuite and Walk-in Wardrobes





Second Bedroom





Third Bedroom





# Second Floor

- Accessed via both primary and secondary staircases
- 4th Bedroom (multi-use space, currently a music room)
- Converted attic space (136 m<sup>2</sup>) with natural light and exposed beams. Currently used as: sewing room, art rooms, gym, storage
- Lighting throughout the upper floors is fully updated with LEDs.



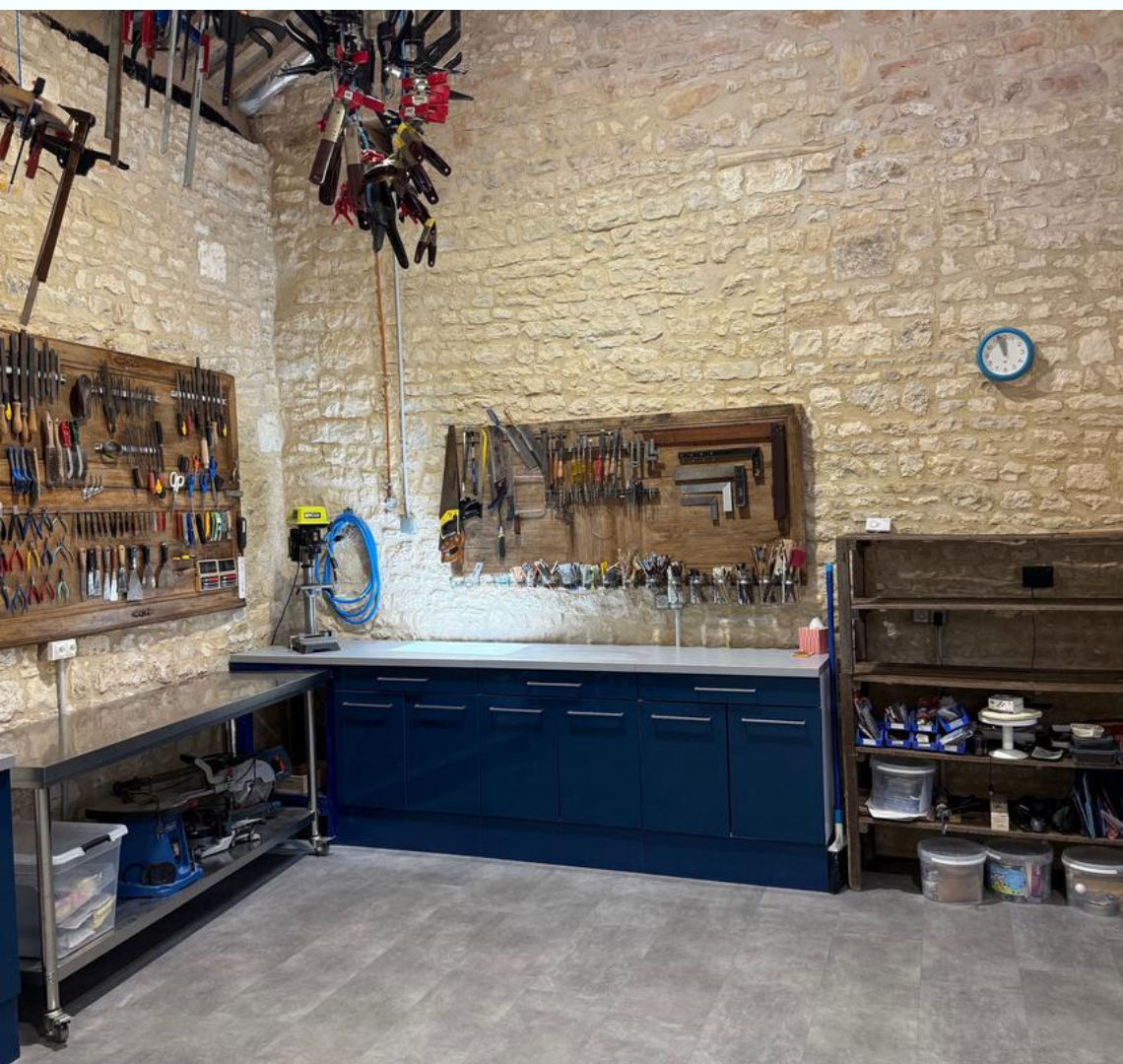




Attic



# Outbuildings and Artist's Studio



- **Artist's Studio** (43 m<sup>2</sup>): Renovated from a former chapel/schoolroom. Triple-aspect windows, exposed stone walls, underfloor heating, wood stove, high ceilings. Plumbing in place for conversion into an independent guesthouse with loft potential.
- **Stone Barn**: Original cobbled floors, stable section with intact wooden feeding troughs, new mezzanine
- **Two-story outbuilding**: Currently used for storage and workshop
- **Dovecote**: Large, structurally sound with 1,344 nesting boxes, ideal for future conversion
- All structures are in excellent condition, with restored roofs and exterior stonework.





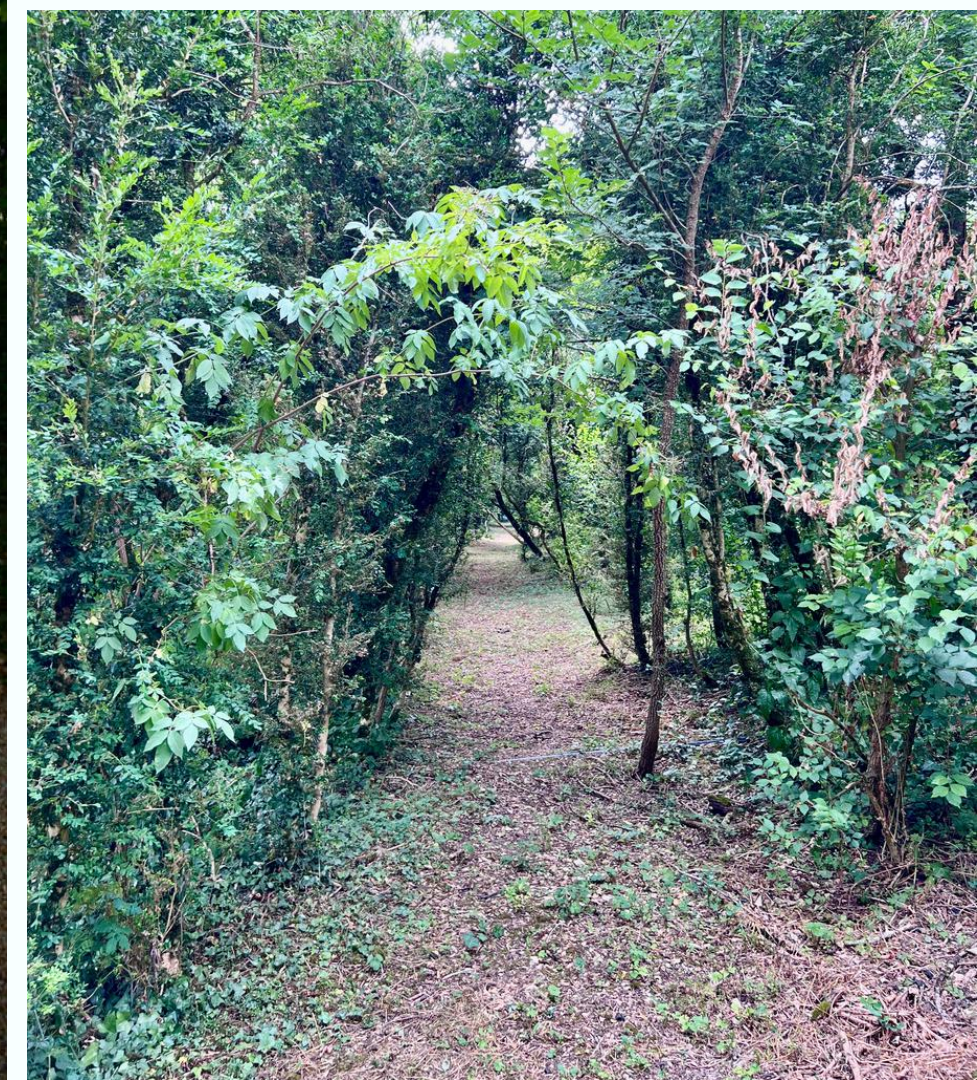
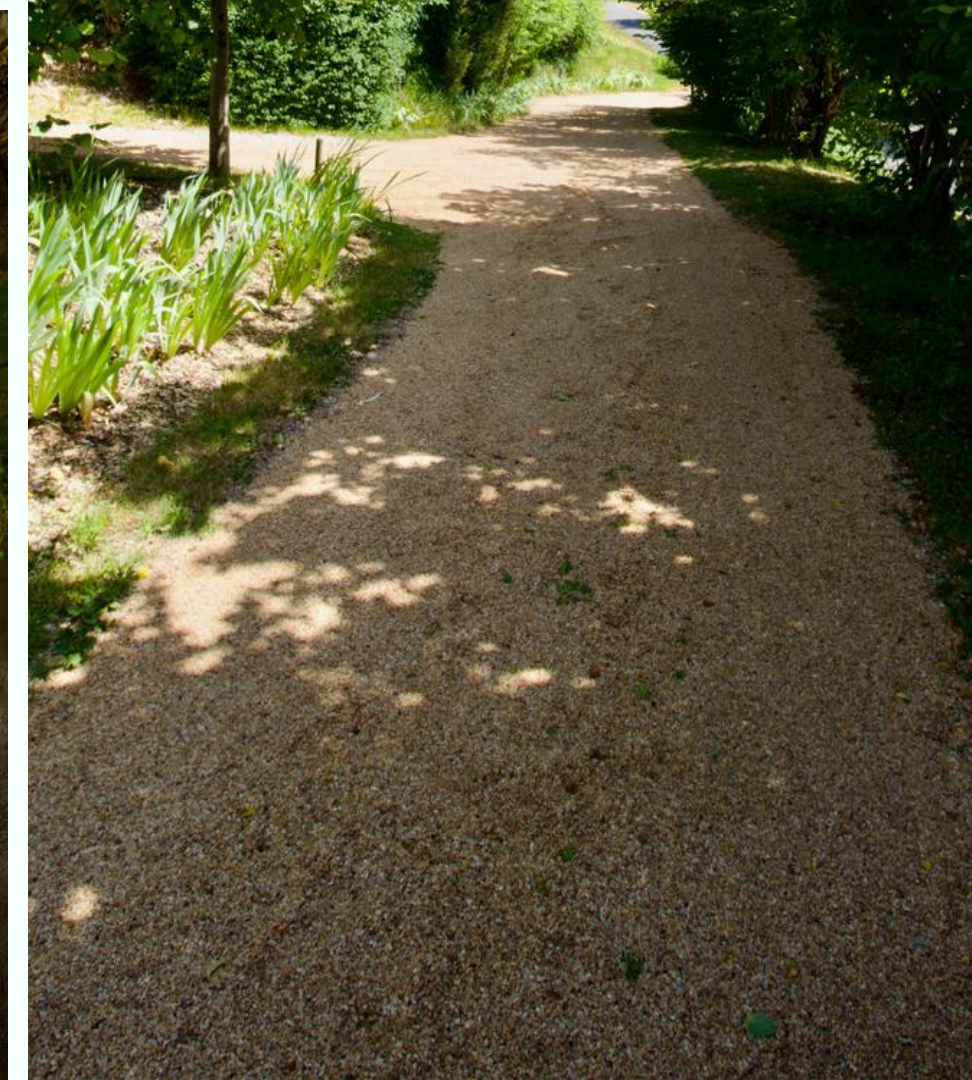
# Land and Gardens

The estate spans 7.7 hectares and includes:

- Formal garden terrace
- Oak-fenced vegetable garden
- Pergola with seating
- Ancient cherry, fig, and linden trees
- Natural swimming pond filtered by aquatic plants
- Raspberries, herbs, and wildflower meadows
- Fruit orchard with 20 trees
- Truffle orchard with 255 oak trees, planted approx. 10 years ago
- Boxwood shaded allée (former carriage road, now pedestrian)

There are also fenced sections suitable for dogs, and lightly wooded areas offering privacy and biodiversity.









# Technical & Restoration Details

- **Roofs:** Fully rebuilt or restored (main house and outbuildings)
- **Insulation:** Wool-based, breathable and energy efficient
- **Stonework:** Fully repointed in 2025
- **Windows:** Historical style, some original, with double glazing where added
- **Heating:** Combination of underfloor (kitchen, studio), wood-burning ceramic stoves, and high-efficiency Viessmann fuel heating
- **Lighting:** All updated, with high-end LED fixtures and period-appropriate fittings

Water, electricity, BIOROCK septic, and heating systems are all fully modernized and compliant.







# Location

## By Car

- The property is located in the northern Charente, Nouvelle-Aquitaine region.
- Approx. 30 minutes from Angoulême (city and TGV station)
- Approx. 1 hr 15 minutes to Limoges, Poitiers, and 1 hr 30 to Bordeaux
- Easy access to the N10 (Paris–Bordeaux axis) and D-class country roads

## By Train

- Angoulême TGV station is a 30-minute drive
  - 2 hours to Paris Montparnasse
  - 35 minutes to Bordeaux
- Local TER services connect nearby towns and villages

## By Air

- Several regional airports within approx. 1 to 1.5 hours' drive, including:
  - Limoges Airport (LIG) – flights to UK and mainland Europe
  - Poitiers Airport (PIS) – seasonal and UK services
  - Bordeaux–Mérignac Airport (BOD) – major hub with daily flights to UK, EU, North Africa, and long-haul destinations
  - La Rochelle Airport (LRH) – smaller, coastal airport with regular flights to UK and Ireland
- Paris (CDG) – is very easy to reach, only 3 hours by TGV directly to Terminal 2







Welcome to Logis de Puyloyer



# History

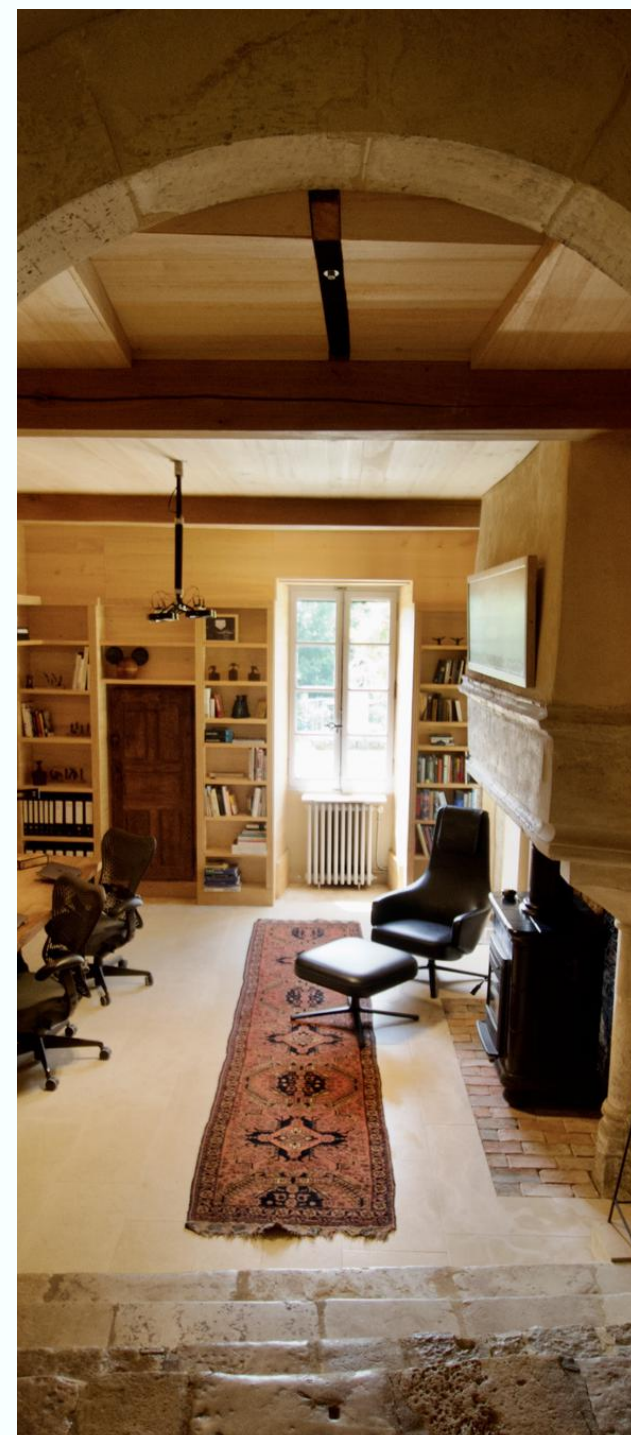
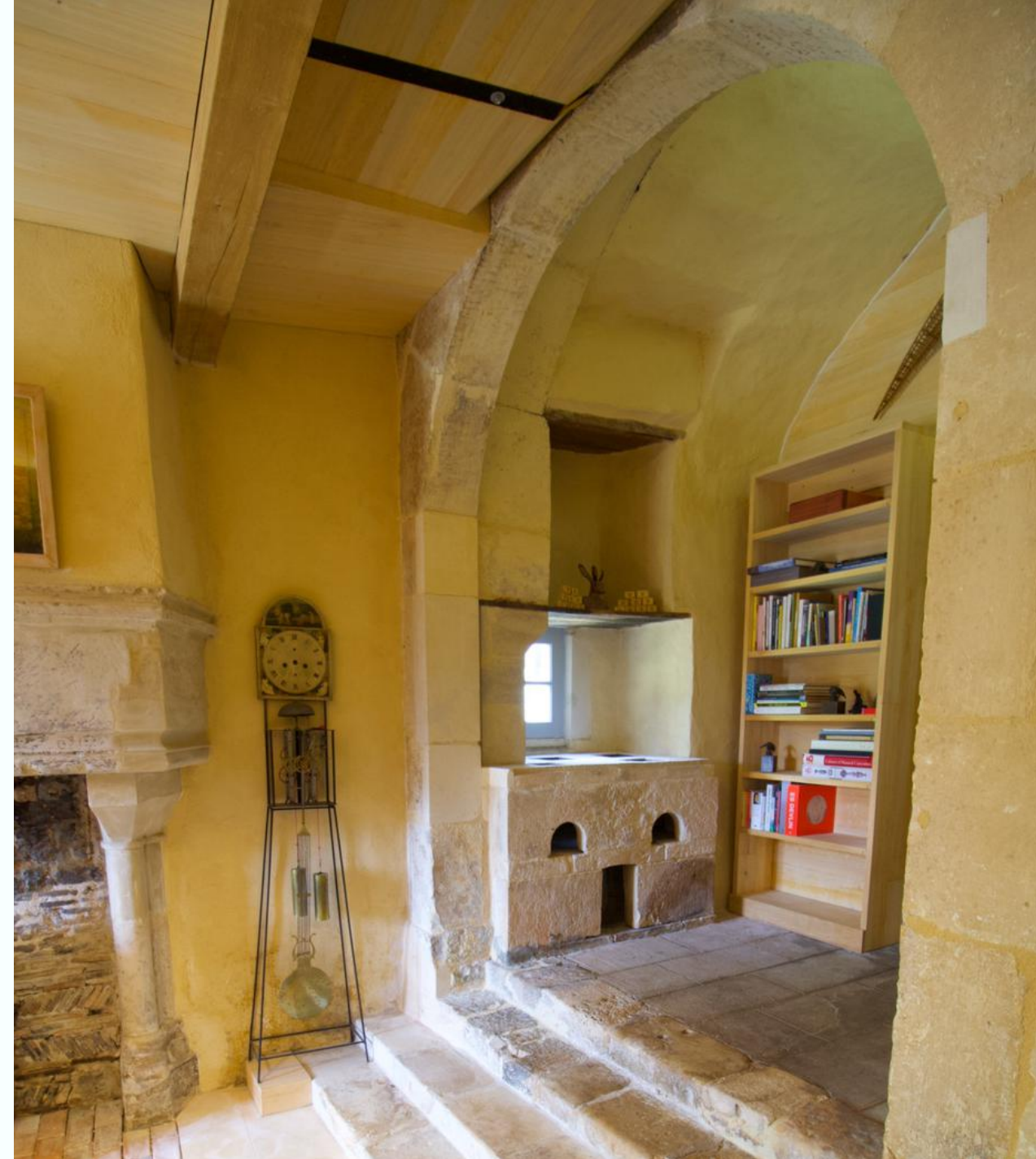
The Logis de Puyloyer dates back to the 15th century, originally constructed as a fortified manor house during the late medieval period. Its strategic position on a promontory above the Sonnette River, near an ancient Roman road and villa ruins, suggests continuous occupation since antiquity.

The manor was extensively rebuilt in 1791, as marked on the front pediment, with further expansions in the 19th century. Historically, it functioned as the seat of a local noble family, later evolving into a working estate with agricultural dependencies and a chapel that served local children.

Architectural elements such as stone fireplaces, defensive holes, and a dovecote with over a thousand nesting boxes testify to its long-standing role in both domestic and rural life. Recent restorations have preserved its character while modernising it for contemporary living.











# A Little Magic

**A design-forward gem, artfully renovated**

Some of the current owner's favourite features of the property:

- A peaceful courtyard with honeysuckle, climbing roses, and a small fountain
- A documented history dating back to the 1500s
- Morning bird song and the surrounding sense of calm
- Quiet footpaths and garden walkways immersed in nature
- Original features throughout, including worn stone steps, old doors, traditional hardware, and centuries-old flooring
- Architectural details that raise questions about the past — like an archer's slit in the exterior wall, a defensive hole on the staircase, and a carved fleur-de-lis in the cave wall
- The pigeonier with its 1,300 nesting boxes, now home to a family of owls that return each year
- A productive garden with cherries, figs, raspberries, and a truffle grove
- Local wildlife such as deer, hares, badgers, rabbits, and foxes seen regularly
- Rooms that are spacious without being formal or overwhelming
- Naturally comfortable throughout the year — warm in winter, cool in summer





# Puyloyer

The Logis de Puyloyer offers a rare opportunity to acquire a turn-key historic estate of architectural integrity and modern comfort. Its layout, condition, and amenities make it equally suited for use as a primary residence, second home, or luxury rental/guest lodging.

The multiple renovated outbuildings offer scope for further development, and the scale is manageable for those looking to enjoy a rural setting without the demands of a château-scale estate.

This is a practical, high-standard historic property ready for immediate occupancy or expansion into hospitality or creative uses.





# Contact

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