



## 15th-Century Priory ? A Rare Testament to Rural Heritage - €107525



### Agent Info

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Name:          | Christophe GUAY                                             |
| Company        | Agence TIC Ruffec                                           |
| Name:          |                                                             |
| Country:       | France                                                      |
| Experience     | 1985                                                        |
| since:         |                                                             |
| Service Type:  | Selling a Property                                          |
| Specialties:   |                                                             |
| Property Type: | Apartments, Houses                                          |
| Phone:         | +33 (545) 710-046                                           |
| Languages:     | French                                                      |
| Website:       | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Listing details

|               |                |
|---------------|----------------|
| Property for: | Sale           |
| Price:        | USD 123,624.57 |

### Location

|                        |                    |
|------------------------|--------------------|
| Country:               | France             |
| State/Region/Province: | Nouvelle-Aquitaine |
| City:                  | Champagne-Mouton   |
| ZIP code:              | 16350              |
| Posted:                | Oct 21, 2025       |

### Description:

Nestled in a peaceful setting, this vast 15th-century priory exudes all the charm of its period architecture. Its stone walls steeped in history, spiral staircase carved into the rock, and iconic tower recall the nobility and spirituality of bygone days.

Set on a 1,495 m2 plot, the estate includes several outbuildings, offering many possibilities for conversion. The generous proportions and richness of the original materials make it an exceptional property for those wishing to bring it back to life.

Significant restoration work will be required to restore the property to its former splendor, but the potential is immense ? a true passion project for lovers of heritage and authenticity.

### Ground Floor:

Room (33 m2): terracotta tiles, fireplace, exposed beams

Room (32 m2): wooden floor

Room (19 m2): tiled floor

Entrance (10 m2): tiled floor

Room (5 m2): tiled floor

Room (18 m2): wooden floor

Room (13 m2): wooden floor, fireplace

Room (30 m2): wooden floor; closet (4 m2); adjoining room (14 m2): wooden floor



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## First Floor:

Room (22 m2)

Room (9 m2)

Room (18 m2)

Room (9 m2)

Room (5 m2)

Landing (10 m2)

## Exterior:

Barn (75 m2): concrete floor and upper level

Tower

Two stables (46 m2): cobblestone floors

Well

Small roofed area with bread oven

Energy performance certificate (DPE) not applicable

## Common

Bedrooms: 6

Finished sq. ft.: 250 sq m

Lot Size: 1495 sq m

Floor Number: 1

## Room details

Total rooms: 12

## Building details

Number of Floors: 1

Orientation: W

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.725.467

