



## Unique Renovated Hunters' Lodge with Valley Views and Guest House - €175,500



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 175,500

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aunac
Postleitzahl:	16460
Veröffentlicht:	09.03.2026

#### Beschreibung:

This unique former hunters' lodge has been tastefully renovated using high-quality, authentic materials. Enjoying a commanding elevated position, the property offers beautiful views across the Son Sonnette valley.

The ground floor benefits from underfloor heating beneath flagged and terracotta floors, while the upper levels are warmed by elegant cast-iron radiators. In the modern kitchen, a wood-burning Rayburn provides both practical warmth and rustic character.

The principal bathroom, en-suite to the main bedroom, features a luxurious freestanding bath perfectly positioned to take in open sky and countryside views.

In addition to the main house, the property includes a large barn and a second, smaller house—ideal for guests or extended family—both houses with central heating via cast-iron radiators.

The buildings are set within generous south- and west-facing gardens planted with mature fruit trees. Although located in the heart of the commune, the surrounding parcels of land (included in the sale) provide excellent privacy and a wonderful sense of space.

A true haven for nature lovers and a paradise for stargazers, the property also benefits from the convenience of a pony club and livery located in the lower village.

**HUNTERS LODGE**



## Ground Floor:

Kitchen / Diner 31m<sup>2</sup> Flagstone floor, oak beams, underfloor heating  
Dining Room / Office 17m<sup>2</sup> Terracotta tiled floor, oak beams, underfloor heating  
Shower Room 4m<sup>2</sup> Terracotta tiled floor, WC, walk-in shower, hand basin underfloor heating

## Upstairs:

Mezzanine / Chambre (reached via the stairs from the sitting room) 20m<sup>2</sup> Wood floor, velux window (remote controlled) and with blind. Small storage mezzanine above 5m<sup>2</sup>  
Master Suite (accessed from kitchen stairs) 20m<sup>2</sup> Wood floor, original fireplace. En-suite bathroom 8m<sup>2</sup> Tiled floor, bathtub, hand basin, WC, cupboard for storage.

## GUEST HOUSE

### Ground Floor:

Living Area 21m<sup>2</sup> Tiled floor, wood burner, oak beams, corner kitchen  
Laundry / Shower Room 4m<sup>2</sup> Tiled floor, shower, hand basin, WC

### Upstairs :

Bedroom 21m<sup>2</sup> Wood floor, sloping ceiling

## EXTERIOR

Large courtyard with space to park a car, a walled garden, wooded garden with access for more parking. Gardens with breathtaking views over the valley  
Stone barn 50m<sup>2</sup> ideal for conversion and with a good roof. Oil central heating boiler.

## Allgemein

Schlafzimmer:	3
Badezimmer:	3
Fertige m <sup>2</sup> :	146 m <sup>2</sup>
Grundstücksgröße:	2958 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	6
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	N

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/kSSGlrUSKak>

## Kontaktinformation

IMLIX ID: IX8.256.868



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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