



## Magnificent Renovated Logis with Indoor Pool, Tennis Court & Walled Gardens



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 528,069.64


### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Perigne
Postleitzahl:	79170
Veröffentlicht:	16.04.2026

### Beschreibung:

This magnificent former Logis has been sympathetically restored to an exceptional standard, seamlessly blending authentic French character with refined modern comfort. Offering approximately 335m<sup>2</sup> of elegant living space and achieving an impressive energy efficiency rating (C), the property showcases the very best of heritage preservation combined with contemporary performance. The renovation has been undertaken with great sensitivity and attention to detail, preserving beautiful original features such as flagstone floors, exposed beams, period fireplaces and fine wooden flooring. At the same time, substantial upgrades have been introduced, including geothermal central heating, double glazing, high-quality insulation and fully updated electrics, ensuring comfort and efficiency throughout the seasons. On the ground floor, two magnificent, light-filled reception rooms provide superb spaces for entertaining or relaxed family living. The luxury fitted kitchen with dining area is both stylish and practical, complemented by a boiler/laundry room, shower room and separate WC. A particularly rare and desirable feature is the stunning indoor heated swimming pool, allowing year-round enjoyment in complete privacy. A wine cellar completes the ground floor accommodation. Upstairs, five generous double bedrooms enjoy lovely views over the gardens, including a principal bedroom with ensuite bathroom. A dressing room, a spacious family bathroom with separate shower, and an additional WC provide excellent functionality for family life or hosting guests. An attached garage with electric roller door offers secure parking for two vehicles. The mature principal gardens are entirely enclosed by attractive stone walls, creating a peaceful and private setting. Laid mainly to lawn and enhanced by established specimen trees, they provide a quintessentially French country backdrop. Across a quiet village lane lies a second



enclosed garden bordered by stone walling on one side and a charming stream on the other. Here you will find the tennis court and a productive vegetable garden. Adjacent to the court, an outbuilding with paved terrace has been partially converted and presents excellent potential to create a delightful guardian's cottage or guest annex, with space for an open-plan studio and shower room. This is a substantial and beautifully executed country residence offering impressive reception space, exemplary energy efficiency, geothermal heating, an indoor heated pool and an outdoor tennis court  all within tranquil, mature walled grounds. A rare opportunity to acquire an authentic French Logis of character, thoughtfully modernised for luxurious 21st-century living.

## Allgemein

Schlafzimmer:	5
Badezimmer:	2
Fertige m <sup>2</sup> :	335.55 m <sup>2</sup>
Grundstücksgröße:	4422 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt:	10
Innenausstattung:	Fitted kitchen

## Energieeffizienz

Energieverbrauch in kWh/(m <sup>2</sup> ·a):	106
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## Gebäudedetails

Parkplatz:	Ja
Anzahl der Garagen:	1
Außen-Ausstattung:	Pool
Anzahl Etagen:	1

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/TXNV-T30842/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T30842/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:	81FC45DB1FC644E2
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