



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



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 202,785.55

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Aunac
Ταχυδρομικός κωδικός:	16460
Δημοσιεύθηκε:	09/03/2026

Περιγραφή:

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 31m² Flagstone floor, oak beams, underfloor heating
Dining Room / Office 17m² Terracotta tiled floor, oak beams, underfloor heating
Shower Room 4m² Terracotta tiled floor, WC, walk-in shower, hand basin underfloor heating

Upstairs:

Mezzanine / Chambre (reached via the stairs from the sitting room) 20m² Wood floor, velux window (remote controlled) and with blind. Small storage mezzanine above 5m²
Master Suite (accessed from kitchen stairs) 20m² Wood floor, original fireplace. En-suite bathroom 8m² Tiled floor, bathtub, hand basin, WC, cupboard for storage.

GUEST HOUSE

Ground Floor:

Living Area 21m² Tiled floor, wood burner, oak beams, corner kitchen
Laundry / Shower Room 4m² Tiled floor, shower, hand basin, WC

Upstairs :

Bedroom 21m² 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 50m² ideal for conversion and with a good roof. Oil central heating boiler.

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	146 τ.μ
Μέγεθος αυλής:	2958 τ.μ
Floor Number:	1

Room details

Total rooms:	6
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Building details

Αριθμός ορόφων:	1
Orientation:	N

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/kSSGlrUSKak>

Contact information

IMLIX ID: IX8.256.868



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