



## Manor house, 4 gîtes and pool and 13000 m<sup>2</sup> land



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 821,441.66

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Vinax
Ταχυδρομικός κωδικός:	17510
Δημοσιεύθηκε:	10/04/2026

### Περιγραφή:

This magnificent estate is ideally situated just ten minutes from the charming village of Aulnay, renowned for its popular weekend market. The property enjoys immediate proximity to a sprawling forest, offering endless opportunities for walking, cycling, and nature exploration. The stately manor, spanning two floors, retains its historical charm with high ceilings and numerous original features.

**Ground Floor:** A beautiful central entrance hall gives access to the principal reception rooms: Two elegant lounges. A formal dining room. A spacious, fully equipped modern kitchen. A dedicated office space. A bathroom, separate toilet, and a useful storeroom.

**First Floor:** The upper level features luxurious private accommodation: A very large Master Suite complete with an adjoining shower room and generous dressing room. Two additional well-proportioned bedrooms. A family bathroom.

**Second Floor:** The vast attic space offers significant potential to create additional bedrooms or customised living areas, subject to planning.

**Established Gîte Complex** The property includes five fully renovated gîtes, providing immediate and established rental income. All furnishings and equipment for the gîtes are included, ensuring a seamless handover and immediate ability to welcome guests.

**Accommodation Mix:** Three gîtes feature two bedrooms, and one larger gîte with three bedrooms. Each gîte is well-appointed with its own equipped kitchen, lounge, and a private outdoor terrace. The estate offers superb communal facilities designed to enhance the guest experience and owner lifestyle. A dedicated summer kitchen with a large, covered outdoor dining area. A practical laundry room. A dedicated games/cinema room for guest entertainment. Additional outbuildings offering exciting potential for further development, workshops, or storage. This property represents a unique opportunity to acquire a grand, character home alongside an established, successful tourism business in a sought-after natural environment.



## Κοινά

Κρεβατοκάμαρες:	12
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	756 τ.μ
Μέγεθος αυλής:	15100 τ.μ

## Room details

Total rooms:	36
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Oil
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	193
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## Building details

Parking:	Ναί
Number of Garages:	1
Outdoor Amenities:	Pool
Αριθμός ορόφων:	2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/TXNV-T30657/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30657/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: B3DB5500F1B84E7C

