



## Estate With Chateau & Bar & Restaurant For Sale In Aulnay Charente Maritime France



### Info Agente

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Property Type:	Apartments
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 627,081.11

### Ubicación

País:	Francia
Dirección:	Route De Cognac
Código postal:	17470
Publicado:	27/08/2025

### Descripción:

Estate With Chateau & Bar & Restaurant For Sale In Aulnay Charente Maritime France

Esales Property ID: es5554756

14 Route De Cognac

Aulnay

Charente Maritime

17470

France

In the heart of the sun-drenched Charente-Maritime, a once-in-a-lifetime opportunity awaits: the acquisition of a magnificent two-part estate in the historic market town of Aulnay. This isn't just a



property; it's a unique chance to own and operate two thriving businesses that complement each other perfectly, presenting an unparalleled lifestyle and investment. Offered for sale either as a combined, grand estate or as two distinct entities, this offering encompasses both the stately elegance of the Château de Minargent and the bustling, convivial charm of Le Relais D'Aulnay, a renowned bar, restaurant, and bed-and-breakfast. Together, they form a formidable enterprise with endless potential for a new chapter in French country living.

The bar is @€550,000 as a stand alone.

Website here – <https://www.lerelaisdaulnay.com/>

The Chateau is @€1.3m as a stand alone

Website here – <https://chateaudeminargent.com/>

A single purchase of both properties would be €1.8m Euro.

A Legacy of Distinction: The Château de Minargent

The Château de Minargent stands as a testament to the rich history and architectural grandeur of the region. This restored 9-bedroom mansion is not a mere residence but a living piece of history. Its story begins in the 1870s, not as a château, but as a distillery producing fine 'eau-de-vie' spirits under the ownership of Joseph Ollanier. When his son, André, took over the business, he built the grand house and distillery on a 6-hectare plot known as 'Mine-Argent.' The architectural flair of the building, with its classic, stately lines, was so remarkable that it later served as the heart of the local community, housing a school and even the public swimming pool. This layered history gives the château a unique character, a sense of having been a central figure in the town's life for over a century.

Today, the château has been lovingly returned to its former glory while being expertly adapted for 21st-century luxury. The journey through its past begins the moment you step into the intricately tiled hallway, where a grand piano greets you, setting a tone of elegance and sophistication. The main living spaces are designed for comfort and refinement. A comfortable sitting room, with its striking deep blue sofas contrasting against a bright, airy décor, is bathed in natural light streaming through the expansive windows. For leisure and entertainment, a dedicated games room with a snooker table provides a space for lighthearted competition and relaxation, appealing to guests of all ages.

The culinary heart of the château is its perfectly equipped kitchen, which looks out onto the serene swimming pool terrace. This seamless connection between indoor and outdoor living is a recurring theme, designed for a life of ease and enjoyment. The exterior grounds are a sanctuary of relaxation and festivity. The vast terrace, complete with a barbecue and summer kitchen, offers the ideal setting for al-fresco dining, cocktails, or simply lounging by the pool. The large, inviting swimming pool is the centerpiece of the outdoor area, complemented by a brilliant pool house that includes a full gym and a shower, providing the perfect venue for a party or a day of fitness and relaxation.

The chateau's accommodation is equally impressive. A majestic, dual-aspect staircase leads to the private



quarters, beginning on the first floor with four stunning ensuite bedrooms. Each is individually styled with the finest quality linen and furnishings, ensuring a unique and luxurious experience for every guest. The top floor offers additional lovely bedrooms, two family bathrooms (one with a luxurious free-standing bath), and a charming dorm-style room with four single beds, perfect for younger guests or group stays. An additional lounge on the top floor, equipped with a smart TV and a PlayStation, adds a modern touch to this otherwise classically beautiful home, making it a perfect retreat for families.

The Château de Minargent represents the pinnacle of luxury, an idyllic retreat designed for sophisticated comfort. Its meticulous restoration has not only preserved its historical integrity but has also imbued it with a sense of modern, unpretentious luxury. It is a place where history and contemporary living coexist in perfect harmony, making it a prime location for private use, a high-end bed and breakfast, or a breathtaking wedding and events venue.

### The Heartbeat of the Community: Le Relais D'Aulnay

Just a short stroll from the chateau, Le Relais D'Aulnay is the convivial counterpart to the château's grandeur. This is not just a business; it is a beloved local institution, a 'home from home' with a warm and welcoming atmosphere. Its bar, with an open fireplace and wood décor, exudes a rustic, friendly charm that invites patrons to linger over a drink and conversation. A smaller room behind the bar is perfect for intimate functions, while the expansive bar area can be used for larger gatherings.

The business also includes a family-friendly restaurant specializing in British cuisine, which has become a staple for locals and tourists alike. While menus vary, the culinary offerings are known for their quality and a welcoming atmosphere. The property's large, charming garden with picnic benches and parasols provides a peaceful setting for al-fresco lunches or a cool drink on a sunny evening. It is a family-friendly space, with plenty of room for children to play, making it a popular spot for the community.

In addition to the bar and restaurant, Le Relais D'Aulnay operates as a charming bed and breakfast with 10 well-equipped rooms. These accommodations cater to a variety of needs, from family rooms with private bathrooms and garden views to double and twin rooms. Guests consistently praise the comfortable and cozy rooms, the excellent food, and the friendly, accommodating owners, Stuart and Lisa, who are actively involved in the daily running of both Le Relais and the Château.

### The Power of Two: A Synergistic Business Opportunity

The true magic of this offering lies in the potential of acquiring both properties together. As a combined estate, the possibilities are immense and limited only by imagination. The grandeur of the Château de Minargent, with its luxury accommodation and stunning grounds, provides the perfect high-end venue for events such as weddings, corporate retreats, and large family celebrations. Le Relais D'Aulnay, with its established bar and restaurant business and additional accommodation, can serve as the operational hub, providing catering services, overflow accommodation, and a casual gathering spot for guests.

Imagine a wedding where the reception is held in the magnificent château grounds, followed by a relaxed evening in the rustic, homely bar. Or a corporate team-building event where the group enjoys a productive day at the château and a relaxed evening with a pub quiz and a hearty meal at the restaurant.



This synergy allows for a diverse and flexible business model that can capture multiple revenue streams—from accommodation and dining to large-scale events and tourism.

Furthermore, the properties can continue to operate independently, as they do now, should a new owner prefer. The chateau, with its potential for private rentals or a boutique bed-and-breakfast, can attract a high-end clientele. The bar and restaurant, with its loyal local following and consistent tourist traffic, offers a stable, profitable business from day one. This flexibility in operation provides security and a wide range of options for potential buyers.

## A New Beginning

This offering represents more than just a real estate transaction; it is an invitation to embrace a new lifestyle in one of France's most beautiful and sought-after regions. Whether you envision yourself as the host of grand events in a historic château, the proprietor of a beloved local institution, or both, this combined estate provides the foundation for a prosperous and fulfilling future. The opportunity to own a piece of French history while running a successful, synergistic business is truly rare. It is an investment in a legacy, a community, and a life of elegance and enterprise in the sun-drenched French countryside.

## ABOUT THE AREA

The commune of Aulnay, nestled in the heart of the Charente-Maritime department, is a quintessential French village that offers a serene and authentic lifestyle. Known for its historical significance and rural charm, Aulnay is a classified 'Petite Cité de Caractère' (Small Town of Character), a distinction it has earned for its beautifully preserved heritage. The town's crown jewel is its magnificent Romanesque church of Saint-Pierre, a masterpiece of 12th-century architecture and a UNESCO World Heritage site, a testament to the region's rich history. This peaceful setting is a haven for those who appreciate tranquility and a slower pace of life, surrounded by the stunning landscapes of the Nouvelle-Aquitaine region.

Life in Aulnay is defined by its rural rhythms and strong sense of community. The village, while small, provides essential local amenities including bakeries, small shops, and a weekly market where residents can purchase fresh, local produce. The surrounding countryside is a visual delight, characterized by rolling hills, vast fields of sunflowers in the summer, and picturesque vineyards that produce the region's famous wines and Cognac. This area is a paradise for walkers and cyclists, with countless quiet country lanes and scenic paths to explore. Aulnay's location places it within easy reach of larger towns like Saint-Jean-d'Angély and the historic city of Saintes, offering a perfect balance between quiet village life and access to wider amenities.

For those traveling by air, the most convenient and nearest airport is La Rochelle – Île de Ré Airport (LRH). Located approximately 68 kilometers from Aulnay, the airport is a popular hub for seasonal flights, particularly for tourists and second-home owners from the UK and other parts of Europe. It offers a selection of direct flights from various European cities, making it a straightforward and efficient option for international visitors. The drive from the airport to Aulnay is scenic and takes a little over an hour, passing through charming French countryside.

While La Rochelle is the closest option, other airports provide additional flexibility and connectivity.



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Poitiers–Biard Airport (PIS), situated around 81 kilometers away, offers further flight options, mainly to a few key European cities. For a wider range of international and long-haul flights, Bordeaux–Mérignac Airport (BOD) is a major international hub located approximately 154 kilometers away. While a longer drive, Bordeaux airport provides an extensive network of year-round flights to destinations across the globe, making it a viable alternative for international travel.

## MAiN FEATURES:

- \* 280m2 of living space
- \* 4200 m2 plot
- \* 6 Bedrooms
- \* 6 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Común**

Dormitorios:	6
Baños:	6
Pies cuadrados terminados:	280 m2
Tamaño del lote:	4200 m2

### **Lease terms**

Date Available:

### **Información adicional**

Virtual tour URL: <https://www.youtube.com/embed/7zPVoaw6rAE>

### **Contact information**

IMLIX ID: IX7.483.480



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