



Excellent 7 bed House For Sale In Aumagne



Info Agente

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Specialties:	
Property Type:	Apartments
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Languages:	English
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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 524,731.11

Ubicación

País:	Francia
Dirección:	Rue des Grands Champs
Código postal:	17770
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Descripción:	Excellent 7 bed House For Sale In Aumagne France

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Property Location

2 Rue des Grands Champs
Aumagne
Nouvelle Aquitaine
17770
France

Property Details

An Exceptional Charentaise Estate: A Grand Family Residence in Aumagne, France



Nestled in the serene countryside of the Charente-Maritime department, this superb complex in Aumagne is a rare find, offering a harmonious blend of traditional French charm and modern luxury. This magnificent stone property is not merely a house but a sprawling family compound, meticulously designed to provide an unparalleled quality of life. From its classic Charentaise architecture to its state-of-the-art amenities, this residence is a dream come true for those seeking a tranquil and luxurious lifestyle in one of France's most sun-drenched regions.

The Main Charentaise Mansion: A Masterpiece of Elegance and Comfort

The heart of this estate is a quintessential Charentaise mansion, a testament to the region's timeless architectural heritage. The home's striking stone facade, a hallmark of its authenticity, is complemented by the practical elegance of double-glazed windows throughout, ensuring a quiet and energy-efficient living environment.

Upon entering, you are welcomed into a beautifully designed space that balances grand proportions with a warm, inviting atmosphere. The mansion features three generously sized rooms, offering ample space for a large family or guests. The two modern bathrooms and three toilets provide a high level of comfort and convenience. The expansive living room is a sanctuary of relaxation, centered around a functional fireplace that creates a cozy ambiance during the mild winters. This space is perfect for intimate family gatherings or entertaining on a grand scale. The living room flows seamlessly into a fully modern equipped kitchen, a culinary artist's dream. It is designed for both high-end cooking and social interaction, with everything a modern home chef could desire. A separate office and a welcoming hall complete this section of the home, providing functional and elegant spaces for work and daily life.

An Impressive Hall of Leisure and Connectivity

One of the most remarkable features of this property is the huge, impressive hall that directly links the main mansion to the rest of the complex. This isn't just a connector; it's a destination in itself. Upon entering this magnificent space, you are immediately struck by its sheer scale and the incredible array of amenities it houses.

The hall features a second, fully equipped kitchen, perfect for catering to large events or for the convenience of guests using the leisure facilities. The centerpiece of this area is a spectacular inside heated swimming pool, measuring 9.5 x 4 meters with a depth ranging from 1 meter to 1.85 meters. This pool provides the ultimate in year-round aquatic enjoyment, regardless of the weather outside. Adjacent to the pool is a luxurious spa, offering a perfect retreat for relaxation and rejuvenation. The hall opens onto three other rooms, each equipped with its own air conditioner, ensuring a comfortable climate even on the warmest days. The addition of another fireplace in this section adds to the ambiance, making it a perfect all-season living and entertainment space. Electric blinds provide effortless control over light and privacy.

A Gardener's Paradise and Secure Grounds

The property is set on a spectacular 2,600 square meter garden, divided into three distinct parts, each offering its own unique character. The garden is a verdant oasis, lovingly maintained and filled with a



variety of mature trees, including a productive cherry tree, graceful magnolias, and stately pine and palm trees. The lush lawns provide a perfect setting for outdoor games and relaxation. For those with a passion for growing their own produce, a well-tended vegetable garden offers the opportunity for a farm-to-table lifestyle.

The entire property is secured with two electric automatic entrance gates operated by remote control, providing a high level of privacy and peace of mind. The multiple pathways within the garden create a beautiful, private space for walking and enjoying the outdoors.

Location and Lifestyle: The Perfect Blend of Rural Peace and Accessibility

The location of this property in Aumagne is a major asset, offering a compelling mix of rural tranquility and excellent connectivity. With 2,600 annual sunshine hours, the Charente region ranks second only to Provence, ensuring a bright and cheerful climate most of the year. The winters are mild and pleasant, making this an ideal location for a permanent residence.

For those who enjoy an active lifestyle, the area is a dream. Within just 50 meters of the property, you'll find numerous pathways perfect for biking, trekking, and hiking. The famous town of Cognac is just 28 km away, and the stunning Atlantic coast can be reached within a 45-minute drive, offering endless opportunities for seaside excursions. The city of Angoulême is also easily accessible, located just 64 km away. This superb location, combined with the property's size and amenities, makes it an ideal home for families, or a perfect setting for remote working, offering a balanced and fulfilling lifestyle. It is truly a dream property that provides all the comforts of a private retreat while being conveniently connected to the best of what the region has to offer.

ABOUT THE AREA

Aumagne is a tranquil and charming commune nestled in the heart of the Charente-Maritime department in Nouvelle-Aquitaine, southwestern France. Known for its rolling countryside, fields of sunflowers, and lush vineyards, the village embodies the quintessential rural French lifestyle. It is a place of peaceful living, with a strong sense of community and a pace of life that allows for a deep appreciation of nature and tradition. The architecture is a reflection of its history, with beautiful stone farmhouses and classic Charentaise manor houses that blend seamlessly with the serene landscape.

The lifestyle in Aumagne is centered around the outdoors and the rich agricultural heritage of the region. The area is a haven for those who enjoy activities such as hiking, cycling, and horse riding, with numerous paths winding through the picturesque countryside. It is also an ideal location for those interested in viticulture and local gastronomy. The Charente-Maritime region is famous for its cognac and pineau des Charentes, and many small producers in the area offer tastings and tours. The Atlantic coast is less than an hour away, providing easy access to sandy beaches and seaside towns like Royan and Île d'Oléron, perfect for day trips.

The real estate market in Aumagne is particularly appealing to those seeking a serene and spacious property at a more accessible price point than the more expensive coastal areas. The market primarily consists of traditional stone farmhouses, large detached villas, and expansive plots of land, all offering a



high degree of privacy. Many properties come with generous gardens, private swimming pools, and outbuildings, making them ideal for families or as a guesthouse for rental income. The high number of annual sunshine hours, second only to Provence, makes it a highly desirable location for a permanent residence or a second home.

The nearest major international airport to Aumagne is La Rochelle–Île de Ré Airport (LRH). Located approximately 70 kilometers away, the journey by car typically takes around one hour. Alternatively, Bordeaux-Mérignac Airport (BOD) is another major hub, located approximately a 1.5-hour drive away, offering a wider range of international flight connections. The excellent road network makes both airports easily accessible.

MAiN FEATURES:

- * 400m² of living space
- * 2600m² plot
- * 7 Bedrooms
- * 4 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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