



## Magnifique corps de ferme avec gîte et potentiel de revenus prouvé



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 351,987.75

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Vinax
Código postal:	17510
Publicado:	28/10/2025

### Descripción:

This fantastic collection of traditional farm buildings is set around a charming courtyard with substantial gardens, offering both a comfortable family home and excellent business opportunities. The property comprises a main three-bedroom farmhouse with attached two-bedroom annex, a separate two-bedroom gîte, a large games room, and a range of further outbuildings all arranged in a picturesque setting that blends character with versatility. The main farmhouse is entered via a superb covered terrace, ideal for outdoor entertaining. On the ground floor, there is an entrance hall, a spacious farmhouse kitchen with room for a dining table, a large living room with a connecting door to the annex, and a bathroom. Upstairs, a generous landing leads to a huge master bedroom, two further well-proportioned bedrooms, a shower room and a separate WC. The attached annex offers flexible accommodation for family, guests or holiday lets. It includes an entrance, an eat-in kitchen, a cosy living room, two bedrooms, and a shower room with WC. Across the courtyard, the independent two-bedroom gîte is perfect for generating rental income. On the ground floor, there is a large open-plan living area with corner kitchen and access to a private terrace, while upstairs are two en-suite bedrooms, ideal for guests seeking privacy and comfort. Adding further appeal, a beautifully converted barn of 65m<sup>2</sup> currently serves as a games and movie room, providing a fantastic communal space. Also situated around the courtyard are an outdoor kitchen, a covered dining and seating area, and a boiler room. The mature gardens extend to over 3,000m<sup>2</sup>, mostly laid to lawn with established trees, offering plenty of space for relaxation and recreation. All three properties benefit from gas-fired central heating and double glazing. Perfectly located in the Charente-Maritime, the property lies close to the small towns of Aulnay and Néré, while the vibrant market town of



Saint-Jean-d'Angély and the beautiful Atlantic coast are all within easy reach. With its blend of traditional charm, modern comforts, and multiple accommodation options, this property is ideal for those seeking a spacious family home with income potential, a hospitality venture, or a lifestyle change in the peaceful French countryside.

## Común

Dormitorios:	7
Baños:	1
Pies cuadrados terminados:	324 m <sup>2</sup>
Tamaño del lote:	3631 m <sup>2</sup>

## Room details

Total rooms:	14
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Gas
---------------	-----

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	245
--	-----

## Building details

Número de plantas:	1
--------------------	---

## Lease terms

Date Available:

## Información adicional

URL sitio web:	<a href="http://www.arkadia.com/TXNV-T24090/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T24090/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
----------------	---

## Contact information

IMLIX ID:	12039379768
-----------	-------------

