



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



Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 202,892.81

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Aunac
Código postal:	16460
Publicado:	09/03/2026

Descripción:

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.

Común

Dormitorios: 3

Baños: 3

Pies cuadrados terminados: 146 m2

Tamaño del lote: 2958 m2

Floor Number: 1

Room details

Total rooms: 6

Building details

Número de plantas: 1

Orientation: N

Lease terms

Date Available:

Información adicional

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

Contact information

IMLIX ID: IX8.256.868



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