



Excellent 7 Bed Farmhouse & Gite For Sale In Poullignac France



Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Experience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	https://esalesinternational.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 462,452.03

Location

Pays:	France
Adresse:	Impasse des Metairies Chez Boucher
Indicatif régional:	16190
Soumis:	29/10/2024
Description:	Excellent 7 Bed Farmhouse & Gite For Sale In Poullignac France

Esales Property ID: es5554360

Chez Boucher
Poullignac
Poitou Charentes
16190
France

A Charming French Farmhouse with Endless Potential

Discover Your Countryside Oasis

Nestled in the picturesque countryside of the Charente region, this historic farmhouse offers a tranquil and idyllic retreat. Originally part of a larger farm, the property retains its charming character and rich



history.

A Home Filled with Character

Step into a world of timeless elegance as you explore this spacious and welcoming farmhouse. The original features, such as the cattle mangers in the pool house, add a touch of authenticity to the property. The warm and inviting atmosphere is perfect for family life and entertaining guests.

Key Features:

- * **Spacious Living:** The main house boasts four bedrooms, three bathrooms, and two reception rooms, one of which is a 13m x 7m former tractor barn.
- * **Modern Amenities:** The property features a large kitchen/dining area, an office, and a conservatory, providing modern comforts and conveniences.
- * **Separate Gite:** A charming one-bedroom holiday cottage (gite) offers additional accommodation with a kitchen/dining room, reception room, bedroom, and en-suite bathroom.
- * **Outdoor Living:** Enjoy the beautiful outdoor spaces, including a swimming pool, sun terrace with a semi-permanent pavilion, and a spacious garden. In addition there is a two bedroom Mobile home, and nearby, a large Craftwork Studio.
- * **Outbuildings:** The property includes a pool house/workshop, a large garage/gym area, and a wood barn, offering ample storage and workspace.

Explore the Surrounding Area

Located a 15 min drive from the market towns of Barbezieux and Montmoreau, both have regular weekly markets and have all the facilities expected, including Cinemas, Swimming pools, restaurants, and the expected range of supermarkets.

Investment Potential

This charming farmhouse presents an excellent investment opportunity. Whether you're seeking a permanent residence, a vacation home, or a potential rental property, the property's unique features and desirable location offer significant potential.

Don't miss out on this exceptional opportunity! Contact us today to schedule a viewing and discover your dream home in the French countryside.

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ABOUT THE AREA

Poullignac is a picturesque village located in the Charente department of France. Nestled amidst rolling hills and vineyards, Poullignac offers a peaceful and idyllic atmosphere, making it a popular destination for those seeking a tranquil escape.



The village boasts a rich history, dating back to the Middle Ages. Visitors can explore the charming streets, admire the traditional architecture, and visit the local church. Poullignac is also known for its friendly locals and warm hospitality.

The surrounding countryside offers opportunities for outdoor activities, including hiking, biking, and fishing. The region is famous for its vineyards, producing high-quality wines that can be enjoyed at local wineries and restaurants.

Poullignac is a great base for exploring the Charente region, with easy access to other charming villages, historic towns, and natural attractions. Some of the nearby attractions include:

- * Angoulême: A historic city known for its medieval architecture, museums, and comic book festival.
- * Cognac: The birthplace of cognac, offering tours of distilleries and tastings of the famous French brandy.
- * Oleron Island: A beautiful island with sandy beaches, pine forests, and charming villages.
- * Saintes: A historic city with Roman ruins, medieval churches, and a vibrant cultural scene.

With its natural beauty, rich history, and friendly atmosphere, Poullignac is an ideal destination for those seeking a peaceful and authentic French experience.

MAiN FEATURES:

- * 305m² of living space
- * 10118m² plot (2.5 acres)
- * 7 Bedrooms between all dwellings
- * 5 Bathrooms between all dwellings
- * Stunning Views
- * Private Parking
- * Private Garden
- * Private Pool
- * Static Mobile Home, and the Craftwork Studio
- * 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

Contact us today to buy or sell property in France fast online

Tenanted: ☐ Oui

Commun

Chambres:	7
Salle de bains:	5
Pied carré fini:	305 m ²
Dimesions du lot:	10118 m ²



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Lease terms

Date Available:

Contact information

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