



Estate With 2 Houses For Sale In Parnac



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 501,835.57

Location

Pays:	France
Adresse:	L'Age
Indicatif régional:	36170
Soumis:	21/05/2025
Description:	
Estate With 2 Houses For Sale In Parnac France	

Esales Property ID: es5554609

Property Location

6 L'Age
Parnac
36170
France

Property Details

An Expansive Estate Offering Dual Residences in the Serene French Countryside of Parnac

Nestled within the tranquil embrace of the French countryside, in the charming locality of Parnac, lies an



exceptional estate presenting a unique opportunity for discerning buyers seeking a harmonious blend of comfortable living and potential for further development. This remarkable property features not one, but two distinct residential dwellings, a testament to thoughtful conversion and expansion of a traditional barn structure. The estate benefits from essential modern amenities, including a professionally installed septic tank system, reliable mains electricity and water connections, and a convenient Calor gas supply by way of bottles to be purchased as used. Readily available in St Benoit du Sault

The first of the two residences stands as a testament to meticulous completion and offers a welcoming and well-appointed living space. The heart of this home is a fully fitted kitchen, equipped with modern appliances and ample storage, catering to the culinary enthusiast. Adjacent to the kitchen is a space for a washing machine which will be left in situ and shelves for tinned storage. A door opens on to a toilet and wash basin which provides both convenience and luxury, featuring contemporary fixtures and fittings. The sleeping quarters comprise three well-proportioned bedrooms, one together with a family bathroom/shower room' off the landing, offering a secluded retreat. The living areas are designed for both relaxation and social gatherings, featuring a comfortable living room with a warming wood burner, perfect for cozy evenings, and the added luxury of underfloor heating for year-round comfort. A separate dining room provides an elegant space for formal meals and entertaining guests. This finished property offers an immediate and comfortable living solution, ideal for those seeking a move-in ready home in a peaceful setting.

The second dwelling on the estate presents an exciting opportunity for personalization and completion. Currently well underway in its conversion, this property offers a substantial footprint and the potential to create a bespoke living space tailored to individual preferences. A partially fitted kitchen provides a foundation for the new owner to design and complete according to their taste. The plans for this residence include provision and some existing furniture for two upstairs bathrooms and a convenient downstairs shower room, ensuring ample facilities for a larger family or for accommodating guests. The layout of this property is particularly impressive, featuring a very large lounge that flows seamlessly into a through kitchen, creating a spacious and open-plan living area. A door leads from the lounge to a dedicated office space, ideal for those who work from home or require a quiet study. Beyond the office lies an expansive family living area, measuring approximately 60 feet by 22 feet, a truly remarkable space that offers endless possibilities for recreation, entertainment, and relaxation. This grand room incorporates returning stairs leading to a gallery, adding architectural interest and providing a sense of openness to the upper level. The first floor of this property houses three bedrooms, a family bathroom, and an ensuite bathroom, offering ample accommodation for a growing family or visiting guests. The current state of this property allows a new owner to infuse their own style and complete the finishing touches to create a truly unique and personalized home.

Beyond the exceptional living spaces offered by the two residences, the estate benefits from its enviable location in a peaceful farming area, providing a tranquil and idyllic setting. Despite its serene ambiance, the property enjoys remarkable convenience, being situated just 5 minutes from Junction 20 on the A20 motorway, a major artery connecting France to Spain. This proximity offers ease of travel and access to wider amenities and transport links, without compromising the peace and quiet of the estate, as no road noise permeates the property. The charming medieval walled town of St Benoit du Sault is located approximately 1.5 miles from the estate, offering a delightful escape into history and local culture. This picturesque town boasts a large Super U supermarket for everyday needs, as well as a variety of smaller



shops, traditional bars, and local businesses, catering to a wide range of requirements. The amazing views of the Portafeuille River and the peaceful strolls around the town offer opportunities for relaxation and appreciation of the local beauty. The town's calendar is punctuated by market days, traditional cattle markets, and occasional funfair visits, adding to the quaint liveliness and community spirit of this lovely town. Furthermore, the surrounding area is dotted with numerous lakes, providing ample opportunities for fishing enthusiasts and those who enjoy swimming in natural waters, enhancing the appeal of this location for outdoor recreation.

The sale of this remarkable estate, comprising two distinct houses, is offered at a price of £375,000 (Pounds Sterling), representing exceptional value for a property of this size, potential, and location in central France. The combination of a fully finished and immediately habitable residence alongside a substantial property ripe for customization presents a unique opportunity for multi-generational living, the potential for rental income from one of the dwellings, or simply the enjoyment of ample space and privacy. The peaceful farming environment, coupled with the convenient access to the A20 motorway and the charming town of St Benoit du Sault, creates an ideal balance between rural tranquility and accessibility. The potential for creating two distinct and personalized living spaces within this estate makes it a truly compelling prospect for those seeking a significant property in a beautiful and well-connected region of France. This is more than just a property purchase; it is an investment in a lifestyle of peace, potential, and the enduring charm of the French countryside.

ABOUT THE AREA

Parnac, a charming commune nestled in the Nouvelle-Aquitaine region of central France, offers a tranquil escape characterized by its rolling countryside, traditional stone architecture, and a slower pace of life. While Parnac itself is a small and peaceful village, its strategic location provides easy access to a wealth of local attractions that cater to a variety of interests. History enthusiasts can explore the nearby medieval walled town of St Benoit du Sault, a designated 'Petite Cité de Caractère' renowned for its well-preserved ramparts, ancient abbey, and picturesque views over the Portafeuille River. The town hosts local markets, festivals, and events throughout the year, offering a glimpse into the region's rich cultural heritage. Nature lovers will appreciate the abundance of lakes and rivers in the surrounding area, perfect for fishing, swimming, and leisurely walks along their banks. The Brenne Regional Natural Park, known as the 'Land of a Thousand Lakes,' is also within easy reach, offering vast landscapes of ponds, marshes, and woodlands teeming with diverse wildlife.

Beyond the immediate vicinity of Parnac, the region boasts further attractions that are well worth exploring. The city of Limoges, famous for its fine porcelain, is approximately an hour's drive away and offers museums, historical sites, and a vibrant cultural scene. The stunning landscapes of the Loire Valley, with its magnificent chateaux and vineyards, are also within a reasonable driving distance, providing opportunities for day trips to explore iconic landmarks such as the Château de Chambord and the Château de Chenonceau. For those interested in outdoor activities, the Vienne River offers opportunities for canoeing and kayaking, while the surrounding countryside is ideal for cycling and hiking, with numerous marked trails catering to different fitness levels. The local gastronomy is another significant attraction, with regional specialties including Limousin beef, local cheeses, and delicious

wines from the Loire Valley.

For travelers arriving by air, the nearest major international airport to Parnac is Limoges – Bellegarde Airport (LIG). Situated approximately 50 kilometers (around 30 miles) southwest of Parnac, the airport offers both domestic and international flights, primarily connecting to destinations within Europe. The journey from Limoges Airport to Parnac typically takes around 45 to 60 minutes by car, offering a convenient gateway to the region. Car rental services are readily available at the airport, providing visitors with the flexibility to explore Parnac and its surrounding attractions at their own pace.

While Limoges Airport is the closest and most convenient option, other airports in the wider region could also be considered, although they are located at a greater distance. These include Poitiers – Biard Airport (PIS), approximately 130 kilometers (around 80 miles) northwest of Parnac, and Châteauroux – Centre 'Marcel Dassault' Airport (CHR), situated around 90 kilometers (about 55 miles) to the north. However, Limoges Airport remains the primary and most accessible air travel hub for those visiting Parnac and the surrounding area of central France, offering the most direct and efficient connection to this charming region.

MAiN FEATURES:

- * 300m² of living space
- * 8094m² plot
- * 6 Bedrooms
- * 4 Bathrooms
- * Stunning Views
- * Private Parking
- * 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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Commun

Chambres:	6
Salle de bains:	4
Pied carré fini:	300 m ²

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Oui
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Lease terms



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