



Large south facing detached house

Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 425,000

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Londigny
Indicatif régional:	16700
Soumis:	16/06/2026

Description:

Summary

Impressive large detached house, formerly a school, converted into residential accommodation in the early 1950s. It is situated in North Charente, 5 minutes from Sauzé Vaussais and 10 minutes from Ruffec, a lively town with its wide range of shops, supermarkets and activities, including a twice weekly market. At the entrance to a small village, it has immediate access to a school, two popular restaurants and a post office.

Entering the house via an elegant front door, you will find a smart entrance hall, off which is an office (13.5m²), a long room serving as dining room and 'snug' for everyday living (33m²) with an open fireplace. This, in turn, leads to a large fully fitted kitchen (32.5m²) with a wide range of cupboards and drawers, incorporating two fitted ovens and a fitted microwave and a large island with a 5 ring induction hob. From the kitchen there is access to a boot room/ second entrance and on to a utility room/boiler room, with a door to the rear garden.

At the other side of the hallway there is a useful downstairs shower room and a magnificent large living room of 52.8m² which has a large fireplace with a powerful wood burning stove and french windows on to the garden.

An impressive staircase, also off the hallway, leads to a landing and four large bedrooms. The largest, some 20.5m², incorporates an en suite shower room. The other bedrooms are approximately 16, 12.2 and



14m², and the last of these is currently serving as a dressing room with a sofa bed for occasional guests. There is also a family bathroom, with shower, and a separate toilet.

In addition attached to the house, with access from the large living room as well as from outside is a further space of more than 140m², on two levels, incorporating a workshop, a barn and, upstairs, a large music/games room which could easily be converted into additional bedrooms or an independent apartment.

The house is double glazed throughout, with internal walls and loft recently insulated. A recent oil-fired boiler provides underfloor heating to the ground floor and radiator heating upstairs.

Outside, there is undercover parking for 3 cars and additional space for at least 6 more vehicles if required. In front of the house is a formal walled garden with a fishpond, a rose garden, a small orchard, flower beds and ornamental trees, including two avenues of lime trees which provide delightful shade for tables and chairs for entertaining. There is also a Magiline heated swimming pool, with an arch cover which enables swimming in cooler weather. The pool has a changing room and a covered terrace to enjoy relaxed evenings in the Charente sunshine.

To the rear of the house is an enclosed field with more ornamental trees, a large wildlife pond, a vegetable garden with a large polytunnel

Location

Londigny, North Charente

Between towns of Sauzé Vaussais and Ruffec with easy access to supermarkets, cinema, twice weekly market, a hospital and lots of other facilities

Walking distance to two popular restaurants. Village has school and Post Office

Access

Easy access (4 hours) from seaports of Caen and St Malo. 45 minutes to Poitiers airport and train station (TGV from Paris). La Rochelle and Limoges airports at about 1hr 15mins, Bordeaux less than 2 hours

Condition: Reformed

Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	370 m ²
Dimesions du lot:	12250 m ²

Building details

Parking:	Oui
Outdoor Amenities:	Pool

Lease terms

Date Available:



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Marché immobilier IMLIX
<https://www.imlix.com/fr/>

Information additionnelle

Lien URL du site web:

http://www.arkadia.com/PFYR-T206341/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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