



Magnifique corps de ferme avec gîte et potentiel de revenus prouvé



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 351,987.75

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Vinax
Cap:	17510
Publicato:	28/10/2025

Descrizione:

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 65m² 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 3,000m², 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.

Comune

Camere da letto:	7
Bagni:	1
Finito piedi quadrati:	324 mq
Dimensione del lotto:	3631 mq

Room details

Total rooms:	14
Indoor Features:	Fitted kitchen

Utility details

Heating Fuel:	Gas
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Energy efficiency

Energy Use (kWh/m ² /year):	245
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Building details

Numero di piani:	1
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Lease terms

Date Available:

Informazioni aggiuntive

URL del sito:	http://www.arkadia.com/TXNV-T24090/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	12039379768
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