



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



Informazioni sull'Agente

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|-------------------|---|
| Nome: | Christophe GUAY |
| Nome della ditta: | Agence TIC Ruffec |
| Nazione: | France |
| Experience since: | 1985 |
| Tipo di servizio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefono: | +33 (545) 710-046 |
| Languages: | French |
| Sito web: | https://tic-ruffec.com |

Dettagli dell'inserzione

| | |
|----------------|----------------|
| Proprietà per: | Saldi |
| Prezzo: | USD 202,785.55 |

Posizione

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|------------------------------|--------------------|
| Nazione: | France |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine |
| Città: | Aunac |
| Cap: | 16460 |
| Pubblicato: | 09/03/2026 |

Descrizione:

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.

Comune

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|------------------------|---------|
| Camere da letto: | 3 |
| Bagni: | 3 |
| Finito piedi quadrati: | 146 mq |
| Dimensione del lotto: | 2958 mq |
| Floor Number: | 1 |

Room details

| | |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

Building details

| | |
|------------------|---|
| Numero di piani: | 1 |
| Orientation: | N |

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX8.256.868



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