



## Manor house, 4 gîtes and pool and 13000 m<sup>2</sup> land



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 821,441.66

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Vinax
Postcode:	17510
Geplaatst:	10-04-2026

### Omschrijving:

This magnificent estate is ideally situated just ten minutes from the charming village of Aulnay, renowned for its popular weekend market. The property enjoys immediate proximity to a sprawling forest, offering endless opportunities for walking, cycling, and nature exploration. The stately manor, spanning two floors, retains its historical charm with high ceilings and numerous original features.

**Ground Floor:** A beautiful central entrance hall gives access to the principal reception rooms: Two elegant lounges. A formal dining room. A spacious, fully equipped modern kitchen. A dedicated office space. A bathroom, separate toilet, and a useful storeroom.

**First Floor:** The upper level features luxurious private accommodation: A very large Master Suite complete with an adjoining shower room and generous dressing room. Two additional well-proportioned bedrooms. A family bathroom.

**Second Floor:** The vast attic space offers significant potential to create additional bedrooms or customised living areas, subject to planning.

**Established Gîte Complex** The property includes five fully renovated gîtes, providing immediate and established rental income. All furnishings and equipment for the gîtes are included, ensuring a seamless handover and immediate ability to welcome guests.

**Accommodation Mix:** Three gîtes feature two bedrooms, and one larger gîte with three bedrooms. Each gîte is well-appointed with its own equipped kitchen, lounge, and a private outdoor terrace. The estate offers superb communal facilities designed to enhance the guest experience and owner lifestyle. A dedicated summer kitchen with a large, covered outdoor dining area. A practical laundry room. A dedicated games/cinema room for guest entertainment. Additional outbuildings offering exciting potential for further development, workshops, or storage. This property represents a unique opportunity to acquire a grand, character home alongside an established, successful tourism business in a sought-after natural environment.



---

## Algemeen

Slaapkamers:	12
Badkamers:	4
Afgewerkte vierkante meter:	756 m <sup>2</sup>
Lot Afmeting:	15100 m <sup>2</sup>

## Room details

Total rooms:	36
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Oil
---------------	-----

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	193
--	-----

## Building details

Parking:	Ja
Number of Garages:	1
Outdoor Amenities:	Pool
Aantal verdiepingen:	2

## Lease terms

Date Available:	
-----------------	--

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/TXNV-T30657/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T30657/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

## Contact information

IMLIX ID:	B3DB5500F1B84E7C
-----------	------------------

