



Luxury La Soliniere Estate & Gite Complex For Sale In Charente Deux Sevres France

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Omschrijving:	

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La Soliniere
5 Rue de la Mairie
Valdelaume
79110
France

FOR SALE: La Soliniere - An Exquisite 18th Century French Domain with Unrivalled Charm and Income Potential

Nestled in the tranquil embrace of the small village of Bouin, discover La Soliniere, a magnificent 18th-century domain that promises an unparalleled lifestyle in the heart of the picturesque Poitou-Charentes region of France. Just 4km from the historic market town of Chef Boutonne, this property is perfectly positioned amidst enchanting sunflower fields and vast open countryside, offering a serene escape whilst remaining conveniently connected. Spanning an impressive 1.25 hectares (10,250 sq mtrs / 2.532 acres), the entire perimeter is fully secured with robust fencing, walls, and grand gates, ensuring utmost privacy



and peace of mind. La Soliniere is not just a home; it's a meticulously restored historical estate with a successful gite business, an extensive barn conversion project underway, and a wealth of amenities designed for luxurious living and exceptional guest experiences.

The Main House: A Symphony of History and Modern Comfort

Step through the main front entrance, an ornate timber arched door, into the welcoming Entrance Hall (7.108m²). Here, traditional terracotta tiled flooring with an inset entrance mat sets the tone for the quality within. This central hub provides access to the Lounge, Dining Room, and the large Breakfast Room, along with a discreet shoe and coat cupboard. Modern conveniences include central heating radiators and controls for outside lighting, a charming fountain, and the integrated security camera system.

The Breakfast Room (24.665m²) is a true focal point, featuring beautiful ceramic tiled floors and a magnificent feature stone bread oven with an ornate cast iron door - a nod to the property's rich history. This room boasts a dual central heating system, allowing you to choose between a rustic wood-fired Rayburn or the efficient oil-fired central heating boiler. Skylights in the timber-panelled ceiling bathe the space in natural light. From here, you access the Kitchen, and a staircase leading to the first floor.

The Kitchen (22.580m²) is a superbly equipped galley-style space, finished with terracotta tiled flooring. It features a large extractor hood over a double electric oven, a full complement of base and wall cupboards, two large freezers, and a spacious fridge. A 1.5 bowl resin sink with its own under-cupboard hot water supply, under-cupboard lighting, and recessed utensil hanging areas complete this functional culinary hub. Adjacent is a generous walk-in Larder Store (3.434m²) with shelving and the consumer unit for the kitchen and 'La Maison de Jardin' gite.

A Rear Hallway (3.639m²) with elegant marble tiled flooring leads to a discreet Toilet (1.309m²), a practical Laundry Room (6.137m²) with ample worktop space and shelving, and a dedicated Office (14.407m²). The office, also with marble tiled flooring, features extensive shelving, storage cupboards, a large fire-resistant security safe, and a fibre optic internet point ensuring blazing fast connectivity. Double glazed exit doors from the office lead directly to the courtyard.

The impressive Lounge (34.079m²), adorned with marble tiled flooring, is a space of grandeur and warmth. A unique hot air central heating inset wood fire provides efficient warmth for the lounge and part of the first floor, with the option to open the glass fire door for a traditional log fire experience. A panelled ceiling with chandelier lights and elegant wood panelling around the base of the walls create a sophisticated ambiance. A cleverly designed wall of panelled hidden doors conceals large storage cupboards. Two sets of double glazed doors open directly onto the inviting courtyard.

The magnificent Dining Room (30.642m²) features terracotta tiled flooring, exposed beams, a panelled ceiling with skylights, and a stunning minstrel gallery mezzanine overhead. Wood panelling continues around the base of the walls, and the room is warmed by electric wall heaters and central heating radiators. A charming bay-style window overlooks the courtyard, and glazed double exit doors also provide access to this central outdoor space. An internal door connects directly to 'La Maison de la Rosairie' gite.



First Floor Sanctuary: Bedrooms and Luxurious Bathrooms

Ascend the graceful dogleg staircase to the First Floor Landing (7.800m²), featuring beautiful wooden flooring and a wall cupboard housing the main house consumer unit. This landing branches into two distinct wings: the South Wing and the West Wing.

The South Wing opens to a large Mezzanine timber floor area (18.789m²), a versatile space warmed by a central heating radiator and warm air vents. Two windows overlook the courtyard and grounds, complemented by two Velux skylight windows. This wing leads to:

- * Bedroom 1 (11.331m²): With timber flooring, a radiator, Velux skylight, and TV point.
- * Bedroom 2 (27.931m²): A spacious room with timber flooring, a walk-in storage cupboard (housing a consumer unit and large water storage heater), large double sliding mirror doors for clothes storage, and a built-in cupboard. A window overlooks the courtyard and grounds, along with two Velux skylight windows and a central heating radiator.
- * Family Bathroom (7.198m²): A luxurious space with tiled flooring, elegant Marbrex marble wall panelling, a half-round corner shower, and a large double-ended bath with a centre mixer tap and shower attachment. A toilet and handbasin with an inset mirror complete this stylish bathroom.

The West Wing is accessed from the landing, leading to another minstrel gallery mezzanine timber floor (15.532m²), warmed by a central heating radiator and featuring a window overlooking the courtyard. This wing comprises:

- * Bedroom 3 (14.610m²): Accessed from a small hallway off the mezzanine, this bedroom features timber flooring, large built-in clothes storage cupboards, a central heating radiator, and a Velux skylight window. It benefits from an en-suite bathroom (4.851m²) with a bath, handbasin, toilet, and central heating radiator.
- * Storage Room (4.846m²): Leading off a small hallway, this practical room features a small window overlooking the front of the property and houses a large hot water storage tank.

Thriving Gite Business: Four Charming Rental Properties

La Soliniere excels as a holiday destination, boasting four beautifully appointed gites that consistently generate income.

- * La Maison de la Rosairie (Attached to Main House): Accessed by two glazed doors from the courtyard, this charming gite features terracotta tiled floors. The open-plan bedroom (22.750m²) offers a double bed, stone fireplace, central heating radiator, and a built-in consumer unit cupboard. It leads to a compact kitchen (5.668m²) fully equipped with a dishwasher, sink, storage cupboards, central heating radiator, and electric wall heater. An en-suite bathroom (2.215m²) with a shower, toilet, built-in handbasin, inset mirror, central heating radiator, and a small oval window completes this delightful unit. (Sleeps 2, Rent Value: €485 per week)
- * La Colombier (The Gate Tower): A unique and enchanting gite accessed via double glazed doors from the courtyard patio. Its main Kitchen/Lounge/Diner (22.278m²) features marble tiled flooring, a



dishwasher, hob, oven, extractor, and a full range of kitchen units. A window overlooks the grounds and petanque court. Spiral stairs lead to the first-floor Bedroom (16.482m²) with timber flooring, a double bed, and windows overlooking the grounds, petanque, and courtyard. An en-suite bathroom (4.766m²) with a shower, toilet, and handbasin ensures comfort. (Sleeps 2, Rent Value: €650 per week)

* La Maison du Marroniere: Accessed via a large arched wooden entrance door from the courtyard patio. The Kitchen (14.474m²) is fully equipped with a dishwasher, ample storage, oven, hob, extractor, and built-in microwave. Large double entrance doors lead to a hallway and the spacious Lounge/Diner (30.332m²), featuring a large stone fireplace, beamed ceiling, and glazed double doors opening to the patio and courtyard. A carpeted Hallway (10.600m²) provides access to all bedrooms and a separate Toilet (2.905m²). This gite boasts three bedrooms:

* Bedroom 1 (13.175m²): Tiled floor, two single beds, handbasin wash area, electric wall heater, and glazed double doors to patio.

* Bedroom 2 (10.790m²): Tiled floor, double bed, electric wall heater, glazed double doors to patio, and an en-suite (5.352m²) with shower, built-in handbasin, and bidet.

* Bedroom 3 (19.392m²): Carpeted floor, double bed, electric wall heater, glazed double doors to patio, double window overlooking grounds, built-in consumer cupboard, stone fireplace, and an en-suite (5.452m²) with tiled floor and walls, built-in handbasin, bath with shower attachments and screen, toilet, and double window overlooking grounds. (Sleeps 6, Rent Value: €1130 per week)

* La Maison de Jardin (Disabled Accessible): Designed with accessibility in mind, this gite is entered via glazed double doors from the patio. The Kitchen (12.944m²) is fully fitted with units, oven, hob, extractor, dishwasher, central heating radiator, and a storage cupboard with a washing machine and hot water tank. The Lounge/Diner (39.722m²) features terracotta tiled flooring, two glazed double doors to the patio and courtyard, and a central heating radiator. A Ground Floor Bedroom (20.096m²) with terracotta tiled flooring, double bed, central heating radiator, and two glazed double doors to the patio. A Hallway (10.243m²) leads to a spacious, disabled-friendly Shower Room (10.832m²) with anti-slip tiled flooring, toilet, handbasin, and shower. Stairs lead to a First Floor Hallway (23.109m²) with timber flooring, providing access to:

* Family Bathroom (6.622m²): Tiled floor and walls, toilet, built-in double basins, bath with mixer tap and shower head, central heating radiator, and Velux skylight.

* Bedroom 2 (12.360m²), Bedroom 3 (8.366m²), Bedroom 4 (12.389m²): All with timber floors, two single beds, and single windows overlooking the courtyard.

* Bedroom 5 (12.618m²): Timber floor, bunk beds, electric wall heater.

* Storage Room (60.312m²): A vast space with timber flooring and two single windows overlooking the courtyard. (Sleeps 10, Rent Value: €1441 per week)

Unrivalled Facilities: Barn, Courtyard, Pool, and Grounds

The Barn (Wedding Venue Conversion in Progress): This immense structure is a project of grand ambition. The ground floor (120.530m²), featuring a large concreted floor space, is being converted into a proposed reception area with seating and a bar. It includes two large 2000-litre heating oil tanks and a grand staircase for first-floor access. This area connects to a Cellar (12.189m²) with bottle storage, Storeroom 1 (23.726m²), Storeroom 2 (3.533m²), and a Boiler Room (6.224m²) housing a large oil-fired boiler.



Commercial Kitchen & Plant Room: A dedicated hallway leads to a professional-grade setup. The Plant Room (5.679m²) houses a large diesel generator (wired for power outages), three consumer units (including proposed 3-phase for the new barn/kitchen), swimming pool filters, pumping systems, controls for the pool air source heat pump, and automated chlorine/PH minus dosing. The Pot Wash Room (8.035m²) is part-completed with tiled flooring, dumb waiter access, a large stainless steel sink, heavy-duty dishwasher, and stainless steel racking. The Commercial Kitchen (35.251m²), also part-completed with tiled flooring, features a large extractor hood, range of ovens, fryers, hot plates, grills, double freezer, workbenches, and sinks. It connects to a Food Prep Room (8.075m²) with a double sink and food storage cupboard. Both have glazed double doors to the courtyard.

Barn First Floor & Snooker Room: The first floor of the Barn (151.680m²) is envisioned as a proposed restaurant eating area, boasting a timber floor and impressive heavy beamed roof trusses. It includes a dumb waiter station and fire escape. Adjacent is The Old Snooker Room (38.592m²) with a treble-sized window overlooking the grounds and a single window overlooking the courtyard.

The Courtyard (618.550m²): This stunning Charentaise-style courtyard forms the heart of the domain, centred around a beautiful stone fountain. Large heavy wooden gates lead to the road, while ornate metal gates under a stone arch provide access to the main driveway. The courtyard offers access to the grounds, pool, and petanque court, with stone planting troughs on a central watering system fed from a deep shaft well.

Swimming Pool, Jacuzzi & Sauna: A security-fenced and gated swimming pool patio area (213.730m²) surrounds the freshwater heated pool (9m x 4m / 36.00m²). A dedicated Pool Equipment Lockable Storage Room (6.028m²) houses all necessary equipment and chemicals, including a secondary heating system. The luxurious Sauna and Jacuzzi Room (31.830m²) features glazed double doors, large sliding windows, wooden slatted flooring, a large inset heated Jacuzzi, a timber-built sauna, and a sitting area.

Other Outbuildings & Grounds:

- * Garden Room (3.714m²): A small tool shed for everyday gardening, located by the pool.
- * Workshop (46.191m²): A large blockwork-built workshop with a secure gated tool store, extensive racking, and dedicated power.
- * Side Barns: Comprising an open store (8.994m²) for materials and machinery, and two gated stores (8.874m² x 2) for garden equipment and tools, with concrete hardstand outside.
- * Pump House (4.198m²): Houses a deep shaft well, high-pressure pumps for garden watering (including a unit for a golf course watering system fed from two points), a grounds fountain pump feeding the lake, a recirculating pump, a small pump for the lake statue, and a shared pump for the plant watering system.

Additional Features:

- * A full-size tennis court with high perimeter fencing.
- * A long gravel driveway with electric gates.
- * A dedicated boules court.
- * A gated parking area with separate road entrance.
- * A small orchard and numerous feature trees.



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- * Extensive grassed areas.
 - * A private, gated, and fenced raised-bed vegetable garden.
 - * A large covered wood store.
 - * A large petanque fishing lake abundant with mirror and common carp, featuring a beautiful statue fountain in its centre.
 - * A charming fountain in the grounds feeding the lake via a stone stream.
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- * Total Living & Primary Usable Areas (excluding pure storage, utility, or external spaces):
 - * Main House: 261.278m² Gites: 416.244m² Barn/Commercial/Shared Usable Areas: 394.993m²
 - * Grand Total = 261.278m² + 416.244m² + 394.993m² = 1072.515m²

This is an extraordinary opportunity to acquire a piece of French history, a magnificent home, and a thriving business, all set within a captivating landscape.

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ABOUT THE AREA

Valdelaume is a tranquil commune situated in the Deux-Sevres department, part of the Nouvelle-Aquitaine region in western France. Formed in 2019 from the merger of four smaller communes (Hanc, Ardilleux, Bouin, and Piuossay, with Hanc serving as the administrative seat), Valdelaume embodies the quintessential charm of rural France. The area is characterized by its gently undulating agricultural landscapes, vast open fields, and interspersed woodlands, creating a serene and picturesque environment. Life here moves at a more relaxed pace, offering a stark contrast to the hustle and bustle of urban centres, making it an ideal retreat for those seeking peace, natural beauty, and a genuine connection to the French countryside. The low population density contributes to a strong sense of community and an abundance of quietude.

Life in Valdelaume revolves around its constituent villages, each maintaining its unique identity while contributing to the larger communal fabric. Residents benefit from the close-knit atmosphere, where local markets might offer fresh regional produce, and community events strengthen social bonds. While the immediate area prioritizes a calm existence, Valdelaume remains within comfortable driving distance of larger towns in Deux-Sevres and neighboring departments, providing access to a broader range of amenities, services, and cultural activities. The wider Nouvelle-Aquitaine region itself is celebrated for its diverse topography, from the renowned vineyards to the Atlantic coastline, offering a rich tapestry of cultural heritage, delectable regional cuisine, and numerous opportunities for outdoor pursuits.

The allure of Valdelaume lies in its blend of rustic authenticity and convenient accessibility. It's a region perfectly suited for enjoying leisurely explorations, whether cycling along quiet country lanes, hiking through verdant landscapes, discovering hidden historical sites, or simply savoring a coffee at a local cafe. The architecture in the area often features traditional stone farmhouses and charming cottages, many offering spacious plots of land that appeal to those dreaming of a rural renovation or a quiet retreat. For individuals looking for affordable property with character, or a peaceful base from which to explore the broader region, Valdelaume provides excellent value and an idyllic setting to embrace a relaxed French lifestyle.



Nearest Airports:

- * Poitiers-Biard Airport (PIS): Approximately 50-60 km (30-37 miles) to the north.
- * La Rochelle - Île de Re Airport (LRH): Approximately 90-100 km (56-62 miles) to the west.
- * Limoges - Bellegarde Airport (LIG): Approximately 95-105 km (59-65 miles) to the east.
- * Bordeaux-Mérignac Airport (BOD): Approximately 180-190 km (112-118 miles) to the southwest.
- * Nantes Atlantique Airport (NTE): Approximately 170-180 km (105-112 miles) to the northwest.

MAIN FEATURES:

- * 1073 m² of living space
- * 10250 m² plot
- * 13 Bedrooms
- * 7 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
- * Wedding Venue Opportunity
- * Business opportunity
- * Gite Business for sale
- * Gite complex sleeps 20
- * Private Lake Property
- * Fishing lake
- * Swimming Pool
- * Tennis court
- * Sunflower fields
- * Fully furnished
- * Move in ready

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Tenanted: Ja

Algemeen

Slaapkamers:	13
Badkamers:	7
Afgewerkte vierkante meter:	1073 m ²
Lot Afmeting:	10250 m ²

Utility details

Heating: Ja



Rental details

Furnished: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.708.634

