



## Renovated Former Farm Complex with Outbuildings



### Agent Info

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Experience since:	
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### Listing details

Property for:	Sale
Price:	USD 435,157.23

### Location

Country:	France
ZIP code:	28170
Posted:	Oct 27, 2025

### Description:

**REDUCED** in price - Near Digny, less than 1 hour 20 minutes from Paris. Rare on the market, this sumptuous, renovated 19th-century farmhouse welcomes you to the heart of the Ardelles countryside, very close to Digny. Offering 330 m<sup>2</sup> of living space and approximately 1.5 hectares of enclosed, wooded grounds, this unique property combines old-world charm, generous proportions, high-quality features, and multiple outbuildings for your personal or professional projects.

A warm and functional interior. All on one level, the main house comprises a living area of approximately 120 m<sup>2</sup> including a living room with an open fireplace, a fitted and equipped kitchen opening onto a second living room at the rear, ideal for leisure activities (billiards, pinball machines, games room).

The ground floor comprises three bedrooms (14 m<sup>2</sup>, 9.53 m<sup>2</sup>, and 12.65 m<sup>2</sup>), a shower room with WC, an additional bathroom (7.5 m<sup>2</sup>), and a large 24 m<sup>2</sup> multipurpose room suitable for use as a gym, including a sauna and a fireplace. The house also features a separate WC, a 12.7 m<sup>2</sup> tiled hallway, and a boiler room with an oil-fired boiler, easily replaceable with an air-to-water heat pump.

Upstairs, a superb 40.4 sq m attic landing with exposed beams leads to: 4 bedrooms (9.96 sq m, 13.7 sq m, 15.3 sq m and 17.6 sq m), a shower room with WC (6.5 sq m), and a 19.8 sq m landing that could be used as a TV area or additional sleeping space.



Exceptional outbuildings and a privileged setting:

The property includes a 238 sq m barn with a magnificent roof, ideal for events or storage.

A second outbuilding of approximately 95 sq m houses 5 horse stalls. A covered area provides shelter for al fresco dining.

Two small outbuildings adjoining the house (not connected to it) could be used as cellars, woodsheds, or storage spaces.

Finally, a separate 31.6 m<sup>2</sup> studio apartment with a shower room and toilet, accessible from the outside, is ideal for hosting or accommodating a teenager.

As an added bonus, a tennis court in excellent condition further enhances the leisure activities available on the property.

Highlights of this house for sale in Ardelles: 330 m<sup>2</sup> of living space on a 15,000 m<sup>2</sup> plot; 6 bedrooms and independent studio; Barn, horse stalls, covered area, cellars; Tennis court, sauna, fireplaces; Close to Digny, 1 hour 20 minutes from Paris; No work required, excellent condition.

Technical information: Energy Performance Certificate (EPC): E (306 kWh/m<sup>2</sup>/year); Sanitation: non-compliant septic tank; Oil-fired central heating, convertible to a heat pump; Year of construction: 1850.

This exceptional property, ideal as a primary residence or investment opportunity, will delight nature lovers, large families, or those with business projects.

Don't delay in visiting this unique property.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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### **Common**

Bedrooms:	6
Bathrooms:	3
Lot Size:	15539 sq m

### **Utility details**

Heating:	Yes
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX7.727.000
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