



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 522,604.27

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Lorigne  
Posted: Oct 05, 2025

### Description:

Stunning, large, stone property which has been tastefully renovated to a high standard. Equipped with double-glazed windows, central heating, a new solar water heater, a recently-installed septic tank (May 2025), and a charging point for an electric car, the property offers all the comforts of modern living while retaining its original charm, with exposed stone walls and beautiful original wooden beams. With 5 beautiful and spacious bedrooms, 2 with en-suite shower rooms, and 2 further lovely bathrooms (one of which is on the ground floor), this property could also be perfect as a bed and breakfast business. You're welcomed into an impressive double-height entrance hall with a beautiful wooden staircase. On the ground floor is a good size lounge with a pellet burner, a bright dining room with a wood burning stove, a spacious games room, an office, and a utility/laundry room with separate WC and the downstairs bathroom. A large and beautiful fitted kitchen opens onto the back garden and an inviting covered terrace and patio —perfect for al fresco entertaining. The property is tucked away on the edge of a quiet hamlet, with a lovely large secluded garden with stunning views over the surrounding countryside. At the back of the garden there is a fabulous in-ground heated swimming pool (10m x 5 m), with a large paved area and a lovely pool house. The pool area is fully enclosed to offer complete privacy. Attached to the house is a garage ideal for storage and an open wood store. The property is just a five-minute drive from the nearest town — where you'll find shops, supermarkets and medical services — and only a little further from the charming market town of Chef-Boutonne and also Melle, which offers a wider selection of shops, bars, and restaurants and a great medical centre. The beautiful cities Poitiers (with its international airport) and Angouleme are both a 45-minute drive, with a great choice of bars and restaurants, shopping centres, universities, and the TGV station. A unique turnkey home, ready to move into — just settle in and enjoy. Viewing is highly recommended! Price including agency fees : 453 000 € Price excluding



agency fees : 427 359 € Buyer commission, tax included: 6%

## Common

Bedrooms: 5  
Bathrooms: 4  
Finished sq. ft.: 313 sq m  
Lot Size: 3390 sq m

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/MLSM-T9813/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9813/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi80747

