



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 351,806.12

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Loulay
Posted: Oct 14, 2025

Description:

At the end of a lane, accessed by a long private driveway, you will find this beautiful group of stone houses, typical of the Charente region and the period. The main house, formerly a large house, has been divided into two but could be returned to one large dwelling (subject to necessary permissions). The first, partially renovated, offers a large living space on the ground floor with a modern kitchen, dining room, lounge and office area. The main entrance leads to the first floor with two bedrooms, a bathroom, toilet and a bright master suite with dressing room and shower room. The second part needs refreshing and comprises a dining room/kitchen, shower room and living room on the ground floor, and two beautiful bedrooms and a shower room with toilet on the first floor. Attached is a third small dwelling is currently rented furnished on a yearly basis (1 year rental agreement), comprising a kitchen/dining room, living room, boiler room/laundry room/shower room, a bedroom and dressing room. In addition, there is a fourth ground floor dwelling in need of renovation, comprising a living room with kitchen, a bedroom and shower room. Already offering plenty of opportunities and potential, there are also outbuildings, a covered terrace, a beautiful barn, a garage, some small stone pigsheds etc, all on a plot of approximately 3,400m². Located in a peaceful hamlet not far from shops and the Saint Jean d'Angely/Niort/La Rochelle road, it is ideal as a family home, multi-generational home, or a seasonal rental project (subject to the required authorisations). A must-see! Price including agency fees : 304 950 € Price excluding agency fees : 285 000 € Buyer commission, tax included: 7%

Common

Bedrooms: 7
Bathrooms: 6



Finished sq. ft.: 315 sq m
Lot Size: 3463 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T9967/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi81096

