



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



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 821,441.66

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вина
Почтовый индекс:	17510
Добавлено:	10.04.2026
Описание:	

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.



## Общие

Спальни:	12
Ванные комнаты:	4
Готовые кв.м.:	756 кв м
Площадь участка:	15100 кв м

## 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:	да
Number of Garages:	1
Outdoor Amenities:	Pool
Количество этажей:	2

## Lease terms

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

## Дополнительная информация

URL вебсайта:	<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
-----------	------------------

