



Magificent Longère with indoor pool, 2 cottages and 7 ha of grounds,

16240, Villefagnan, Charente, Nouvelle-Aquitaine

* Available * 7 Beds * 4 Baths

Magificent Longère with indoor pool, 2 cottages and 7 ha of grounds

€657,200

Ref: BVI69922

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French Entrée 

Property Description

This superb traditional LongÃre is a very substantial property offering 340M2 of 4 bedroomed accommodation in the main house plus two further cottages, a large barn and other outbuildings and sits in level pasture and paddocks of just over 7ha with man-made lake. The stunning property has been sympathetically renovated and updated retaining main original features whilst adding the luxury of an indoor heated swimming pool couple with jacuzzi as well as double glazing and central heating powered by an energy efficient heat pump. The property is entered via an electric gate which opens to a large gravelled forecourt leading round to the front of the house with its large paved terrace with stone balustrade and covered Pergola just perfect for alfresco entertaining and dining.

You enter the LongÃre directly from the terrace into the entrance hall from where a door to your left takes you through to the pool/jacuzzi complex and to the right opens to the kitchen/dining room. This spacious room with beamed ceiling, tiled floor and stone walls room has been divided into formal dining area with feature fireplace and a separate fully fitted kitchen with integrated appliance. From the far end of the dining area a door leads into the impressive galleried living room and on to a generous ground floor bedroom. Stairs lead up from the living room to first floor landing with mezzanine and minstrel gallery and a stone archway leads into a corridor giving access to 3 further double bedrooms and a large luxury family bathroom.

The property also benefits from a two-bedroomed and a single-bedroom cottage both of which have been recently converted to a good standard. Each cottage has its own separate gardens and access, so offer substantial scope (subject to consents) to be developed as gites, a BnB or a retreat. Additional outbuildings include a garage with electric roller door and 2 further attached barns, one to each end the LongÃre which, subject to consents, could be developed to provide further accommodation. There is also a huge 320M2 freestanding barn with power and water and the 7 ha of flat, fully fenced paddock and pasture make the property ideal for equestrian use.

Situated in a small hamlet less than 3Km from Villefagnan and just over 10 minutes drive from the larger market town of Ruffec with its schools, hospital, supermarkets, bars and restaurants, this beautiful home offers an ideal balance of privacy and seclusion without isolation.

Price including agency fees : €657 200

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Buyer commission included: 6%

Gallery

