

Exciting lifestyle change: Farmhouse for family/B&B/yoga/wellbeing retreat. Peaceful, great views, Pool.

EXCLUSIVE



INFORMATION

Town:	Nonac
Department:	Charente
Bed:	9
Bath:	8
Floor:	350 m2
Plot Size:	8633 m2

IN BRIEF

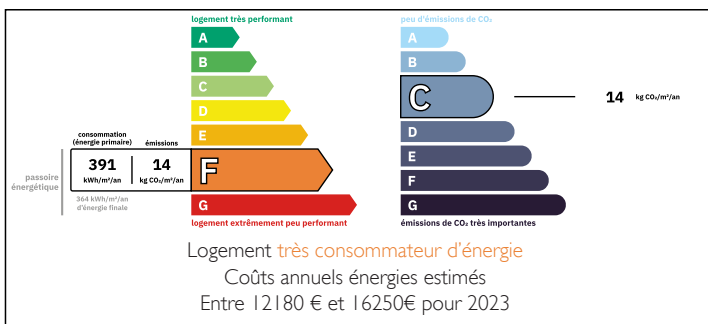
Set in the beautiful rolling countryside of south-west France, this substantial 9-bedroom, 8-bathroom property offers the rare combination of a warm and characterful family home with genuine commercial potential. Peaceful, private and surrounded by gardens and open views, it is a property equally suited to full-time living, extended family holidays or an income-generating hospitality business.

Over the years, the house has operated both as a successful holiday rental and as a well-regarded yoga and wellness retreat, giving future owners multiple possibilities. The fully equipped yoga studio, a stunning converted barn complete with equipment is ready for immediate use. Whether for retreats, workshops or private classes.

Situated in the centre of the Nouvelle-Aquitaine with Cognac, Saint Emilion, Brantôme, La Rochelle and Bordeaux for day trips.

Easy access to main motorway network. 3 Airports

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The house itself is full of charm, with generous communal spaces, flexible guest accommodation and plenty of room for entertaining. Outside, the 10m x 5m swimming pool with new liner (2026), mature gardens and spectacular sunset views create an ideal setting for relaxing and hosting guests.

Practical improvements have already been completed, including a full reroofing of the property in 2024, allowing new owners to focus on enjoying the lifestyle and exploring the considerable business opportunities this unique home provides.

Dedicated parking area with meadow walk opposite, then you descend into a beautifully designed and established garden, walking past the 120m² BARN awaiting ideas and an atelier.

Main house in front with the business stretching to your left.

MAIN PART OF THE PROPERTY

ENTRANCE HALL (11m) with SITTING ROOM to right (24m²) wood granule stove and mezzanine area above.

To the left is the functional and well-designed KITCHEN (15m²) leading to BREAKFAST KITCHEN/PANTRY (7m²). Back to hall, and door to the right of the stairs leads to GROUND FLOOR BEDROOM 1 (22m²) and a SHOWER ROOM with W.C.

GROUND FLOOR BEDROOM 2 (14m²) with a SHOWER ROOM (7m²) with double basins and W.C. This bedroom/shower room can be accessed by 2 different areas of the property, allowing flexible usage.

Back to hall and up the original wooden staircase to a useful storage area to right, MEZZANINE STORAGE AREA overlooking sitting room (10m²). BEDROOM 3 (22m²) en-suite SHOWER ROOM. Balcony overlooking the garden...

LOCAL TAXES

Taxe foncière:

1729 EUR

NOTES