

Maison Vouhé 332 m²



PRIX DE VENTE : 687 750 €

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DESCRIPTION

Just five minutes from Surgères, in a peaceful, unspoilt setting, this Charente farmhouse, built in 1800, offers 310 m² of living space on a 2,485 m² plot. It is a 2½-hour journey from Paris-Montparnasse by TGV — far from the hustle and bustle, yet never far from everything. Born of the land and the labour of men, it embodies two centuries of history, an unspoilt soul, and the rare spirit of homes that stand the test of time.

With its 11 spacious rooms, this characterful former farmhouse reveals an architecture designed for family life and the art of hospitality. Seven spacious bedrooms welcome every generation under one roof. A ground-floor bedroom, four bathrooms and four WCs reflect a constant focus on contemporary comfort combined with Charente authenticity.

At golden hour, the 65 m² south-west facing living room is bathed in generous light that changes with the seasons and never grows tiresome. The fitted and equipped kitchen naturally becomes the vibrant heart of the home — ready to welcome large gatherings and the memories made around a meal.

The 2,485 m² plot, carefully maintained, unfolds around the property as a space of freedom and serenity. The 23 m² terrace is perfect for al fresco dining, whilst the 11 × 5 m swimming pool, 2.20 m deep, promises unforgettable summers — a superb summer living space, sheltered from the outside world.

The former stable, skilfully converted into a bright reception room, bears witness to the care taken in every conversion: a unique, welcoming space, equipped with a pool plant room, a shower and a toilet — a rare asset, ideal for entertaining family and friends in an exceptional setting. A vast 307 m² barn completes the property, offering unlimited development potential to suit your plans.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	332.0 m ²	Taxe foncière :	€2.00
NB de pièces :	11 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

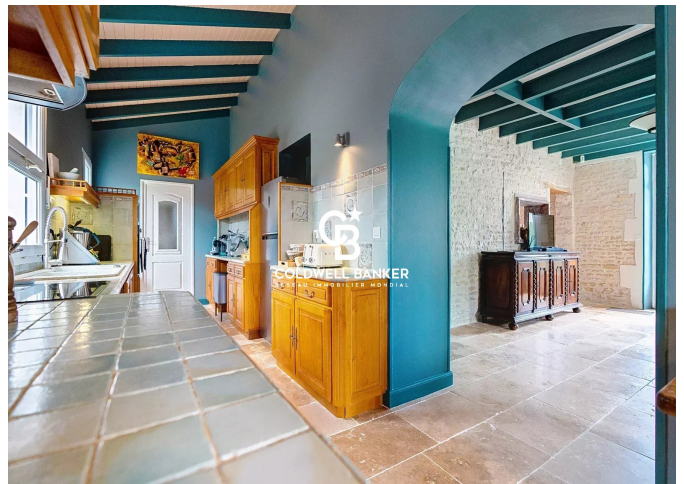
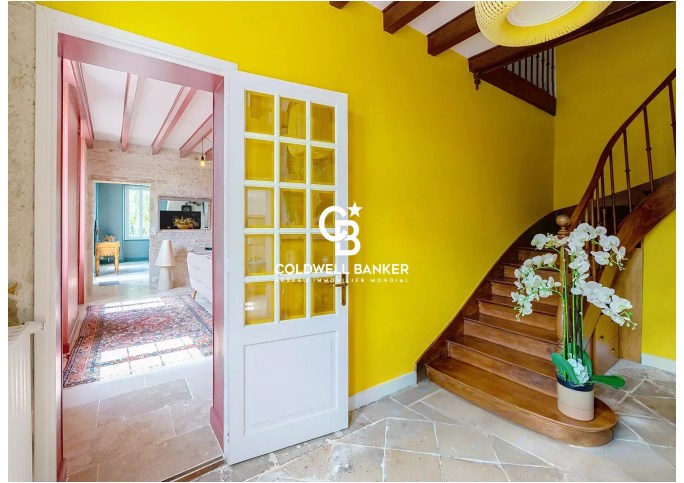
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 220

Indice d'émission de gaz à effet de serre (GES) : D 43



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