

# French Properties Direct

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**Your own "River Cottage" in France**

**Food from Gate to Plate**

**Farmhouse, restaurant and barns included**

**Charentais comfort in beautiful surroundings**

**Additional land available if required**

**DPE = 131[C] GES = 1[A]**



**Nr Chavenat, Charante**  
**Ref: 10085**

**€550,000**

**SUBSTANTIAL PRICE REDUCTION:** Le Maine Meunier is a **veritable 'River Cottage' in beautiful Southwest France**. It comprises a ferme auberge (or a farm with accommodation and food) of 3.5 hectares with a farmhouse, farm buildings and restaurant which has a fully fitted commercial kitchen. The meals served include produce from the farm, providing a genuine 'farm to fork' experience.

The farm has a flock of sheep, Gascony noir breeding pigs, poultry, ducks and geese, large well maintained vegetable, fruit, herb and flower gardens, animal housing, and paddocks all set in the picturesque valley of the Tude. The farmhouse is large and comfortable with five bedrooms, offering Chambre d'Hote (or overnight stays), and is very popular with tourists looking to experience rural France at its best. The restaurant seats up to 60 and the setting is popular with both French and English as a venue for the many events held locally. Weddings are frequently hosted at Le Maine Meunier and catering for outside venues is also a regular part of the business. Especially popular are the 'tournebroche' barbecues of a spit roasted lamb or pig.

The estate is located 20 minutes south of Angouleme and less than two hours from Bordeaux. Both cities have good rail links and international airports. There is an option to purchase an additional 40 hectares of land by separate negotiation.

## THE FARMHOUSE

The Farmhouse is a typical Charentais farmhouse built of limestone, it has three floors of 180 sq. meters

### The Cellar

The cellar is divided into three rooms, one is a utility room with fitted cupboards, cooker, sink and washing machine. The second has storage, hot water tank fuse boards and freezers. The final room is earth floored to protect the environment of the house, cooling in summer with a year round temperature of 10°C

### The First floor

The first floor has an entrance Hall running the width of the house,

#### Kitchen 60m<sup>2</sup>

Esse woodburning range for the winter and a Godin Cooker for summer use. It also boasts a 12ft solid oak handmade table, handmade fitted kitchen units in chestnut and Chestnut 8ft dresser. The floors are the original solid oak boards.

#### Main sitting room 40m<sup>2</sup>

#### Study 24m<sup>2</sup>

#### Bedroom 5 23m<sup>2</sup>

With ensuite shower, lavatory and basin

#### Terrace 24m<sup>2</sup>

Oak framed, pantiled roof and terracotta tiled floor

#### Larder 4m<sup>2</sup>

Fully fitted with shelves and work surface in Chestnut and terracotta tiles

### The Second floor

Accessed by original, restored Elm staircase with large landing of chestnut boards, double glazed windows with shutters and exposed beams throughout.

#### Bedroom 1 30m<sup>2</sup>

#### Bedroom 2 30m<sup>2</sup>

#### Bedroom 3 24m<sup>2</sup>

With a fitted wardrobe.

#### Main bathroom 23m<sup>2</sup>

Roll top free- standing bath, Shower, basin and lavatory - 23 sq meters

#### Master bedroom suite 40m<sup>2</sup>

With ensuite Bathroom with shower, bidet, lavatory and basin

## OUTBUILDINGS

### Barn 1 160m<sup>2</sup>

With stalls and mezzanine, with a workshop underneath.

### Barn 2 160m<sup>2</sup>

Used for storing wood and machinery

### Barn 3 120m<sup>2</sup>

Open Hanger Barn 120 sq meters with animalpens and enclosed partition for rabbit housing.

### Paddocks and shelters

Post and Rail paddocks with stockproof fencing with shelters and hay ricks for sheep.

### Pig housing

Two enclosed runs for pigs with sturdy pig housing.

### Poultry housing

Four fox proof enclosed runs for poultry, ducks, geese, guinea fowl with suitable housing.

### Polytunnel 39' 4" x 13' 1" (12m x 4m)

## GARDENS AND GROUNDS 3.5 hectares in total

The grounds have been designed to encourage all guests to wander around the farm and see where the food is produced with hard standing walkways linking farm, flower gardens, fruit and vegetable gardens, parterres and terraces, surrounded by sweeping lawns with spectacular ornamental and fruit and nut trees. There are mature, productive fruit trees throughout, providing shade and produce, a soft fruit garden and a vegetable gardens enclosed in stock proof fencing

## RESTAURANT

Converted from the fourth Charentais Barn, the Main Salon is 92 sq. meters with two wood burning stoves and has tiled floors with seating for 60.

Commercial Kitchen, fully fitted with stainless steel movable units and tables, chambre froid, five burner cooker with calor gas tank situated outside, freezers, sinks, hot water tank and subscribes to the Health and Hygiene norms.

Second Salon - 44 sq meters with access to lavatories which have been approved for disabled use.

Terraces - for al fresco eating with gardens, views and wooden seating and tables.

## ABOUT THE AREA

Le Maine Meunier is situated 7k from Montmoreau St Cybard, a little town with supermarket and a twice weekly market, pharmacy, Doctors surgery, veterinary surgery and cinema and Villebois Lavalette a beautiful village with a saturday market held in the largest tiled covered square in France. It also has a supermarket, Doctors surgery, tourist office, vets and thriving local culture.



To enquire about this property please contact [info@frenchpropertiesdirect.com](mailto:info@frenchpropertiesdirect.com)

[www.frenchpropertiesdirect.com](http://www.frenchpropertiesdirect.com)

These details do not form part of any contract and all measurements are approximate.