

Superbly presented 4 bedroom executive style house with enchanting lake and swimming pool 6 Km from Bressuire.

EXCLUSIVE



## INFORMATION

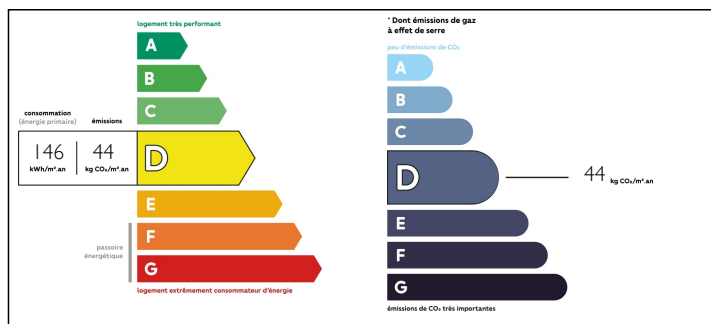
Town:	Bressuire
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	195.69 m2
Plot Size:	16622 m2

## IN BRIEF

A well located and superbly presented spacious 4 bedroomed house, with large lake and swimming pool. This would make an excellent family home or an idyllic retreat for a couple who enjoy nothing more than to watch the extensive natural inhabitants of the lake. The garden, extensive patios and pool area along with the pool house/bar provide the perfect setting for social gatherings. Ground floor: Lounge / dining room (49 m<sup>2</sup>) Formal lounge (35 m<sup>2</sup>) Conservatory (36 m<sup>2</sup>) Bedroom (16 m<sup>2</sup>) Bathroom (5.3 m<sup>2</sup>) Kitchen (10.4 m<sup>2</sup>) Utility room (6.3 m<sup>2</sup>) Office (17 m<sup>2</sup>) Basement / Cellar (20 m<sup>2</sup>) First floor: Bedroom 2 (9.5 m<sup>2</sup>) Bedroom 3 (11.6 m<sup>2</sup>) Bedroom 4 (9.7 m<sup>2</sup>) Bathroom (7 m<sup>2</sup>) WC (1.6 m<sup>2</sup>) Exterior: Garage with Electric open doors (33 m<sup>2</sup>) Detached Workshop (20 m<sup>2</sup>) Swimming pool 10 x 6 m with compliant security measures including new winter and summer covers. Pool house/ bar 16 m<sup>2</sup>



## 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

This superb property, with its own private lake and swimming pool offers total tranquility and the ability to lose yourself its charm.

The house enjoys the benefit of two separate lounge areas, and importantly one downstairs bedroom with three further bedrooms upstairs, all with fitted wardrobes. Each floor has its own bathroom and W.C.

The ground floor also enjoys the main kitchen, utility area and access to the basement as well as the office area providing direct internal access to the double garage.

The conservatory extends along the back of the house providing uninterrupted views across lake and swimming pool.

The lake itself (7600m<sup>2</sup>) is a magnet for wildlife, whilst offering enchanted walks around its perimeter.

## LOCAL TAXES

Taxe foncière: 1745 EUR

The property is located 6 kilometres from Bressuire, where you will find all forms of commerce and entertainment, restaurants and bars, as well as the local 36 hole golf course.

There is easy access to the major road networks providing easy links to locations such as Nantes 98Km, Niort 72Km, Poitiers 76Km, Saumur 58Km.

Additional Features or information:

The garden has the benefit of an 8 zone "lake fed" irrigation system

The house enjoys 500 mps Fibre Broadband and excellent 4G coverage.

Full oil fired central heating,

Electric gates to main front entrance

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>