

Incredible 5 bedroom detached property with heated pool, garage and 4.5 hectares of land.

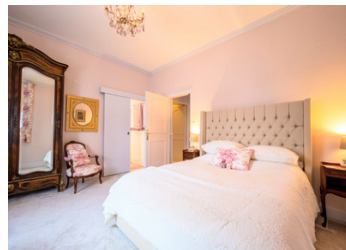


## INFORMATION

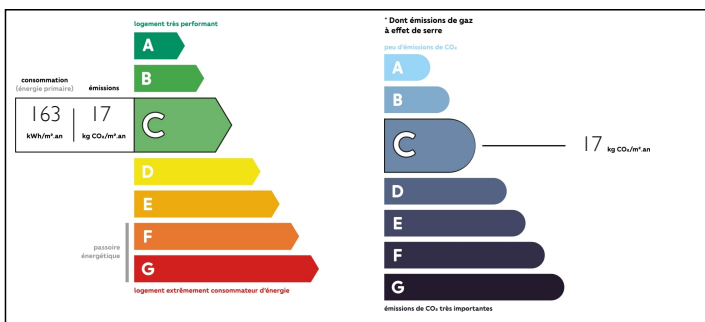
Town:	Availles-en-Châtellerault
Department:	Vienne
Bed:	5
Bath:	5
Floor:	397 m2
Plot Size:	46000 m2

## IN BRIEF

Beautifully renovated detached property in a small hamlet between Poitiers and Châtellerault offering 397m2 (477m2 with the basement) of accommodation including 3 large reception rooms, a high end fully fitted kitchen with breakfast area, 5 spacious bedrooms including 4 with en-suite bathrooms, heated infinity pool, various terraces to enjoy outdoor dining and the exquisite views, parkland surrounding the house with a vast array of fruit trees, a 2-hectare paddock, total grounds of 4.5 hectares fully fenced. There is also a double garage, gym, games room and small outbuildings. In a very convenient but tranquil location this property offers all the comforts of modern day living with all amenities close by.



## 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.



## NOTES

## DESCRIPTION

A circular driveway accessed through electric gates leads to the house with either exterior parking available or the double garage in the basement of the property. A double-height porch with double entrance doors lead through into the incredible double height entrance hall which is bathed in light with marble flooring, a sweeping marble staircase rising to the second floor. Double doors lead to the triple-exposed living room with french doors leading to the rear terrace, marble floor, stone fireplace and ceiling moldings and rosettes. The living room opens onto the dining room with marble flooring, three French windows to the rear and direct access to the kitchen.

The high spec fully fitted breakfast kitchen can be accessed from the rear hall or the dining room, patio doors lead to the side terrace, the perfect place for breakfast or lunch overlooking the pool, a central island unit is fitted with 2 wine fridges, quality integrated appliances including an oven, microwave, induction hob, american fridge/freezer and a built in dining area.

A door to the right of the main entrance hall leads to another reception room used by the owners as an entertainment space with a bar and seating area.

The fully fitted breakfast kitchen is accessed from either the rear hall or the dining room, top of the range integrated appliances including an oven, microwave, induction hob, american fridge/freezer and a central island unit with 2 wine fridges and breakfast bar. Patio doors lead onto another terrace...