

Architect designed modern home: stunning open-plan living area, cathedral ceiling, 4 bedrooms, huge garden...



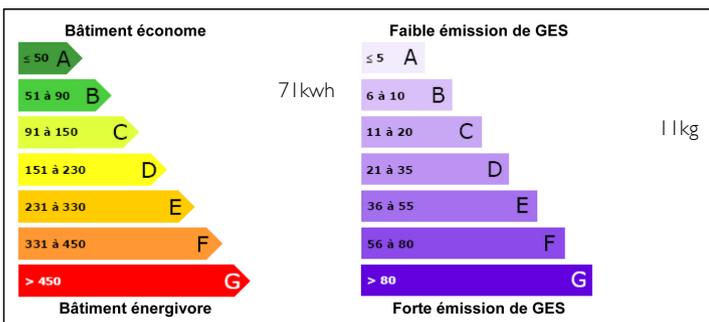
## INFORMATION

Town:	Saint-Romain
Department:	Vienne
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	5811 m2

## IN BRIEF

Don't miss out on this impressive and opulent house in immaculate condition. The open plan living area is approximately 85m<sup>2</sup> and offers so much space for living, cooking and eating with cathedral ceilings of 4.5 metres high! Beautiful oak french windows all along the south side of the house mean that the living space and bedrooms are flooded with light and you have beautiful views on to the garden. This is a perfect space to entertain with a gorgeous kitchen island incorporating the sink. The master bedroom has a luxurious bathroom and a dressing room and there are three further bedrooms, two of which benefit from air conditioning and a further shower room and the whole house is fitted out to the highest standards including oak floorboards, electric shutters, and solar panels meaning that electricity bills are extremely low.

## ENERGY - DPE



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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 imposing and elegant house is built at the end of a hamlet so there is absolutely no passing traffic. You can drive into to large parking area in front of the house or directly into the barn (125m<sup>2</sup>) or the garage (60m<sup>2</sup>) which is high enough to accommodate a campervan and there is a handy shower and WC in one corner.

You can come into the house through any of the french windows or from the back through the lovely conservatory (approx 20m<sup>2</sup>) which is used as a summer kitchen and has some fitted units. Into the main living space you will be impressed by the size, which is emphasised by the immensely high ceilings. There is a mezzanine to one end which is used as an upstairs sitting room (31m<sup>2</sup>) for watching television or listening to music.

The master bedroom (approx: 20m<sup>2</sup>) has French windows out to the terrace and from there to the garden, a stunning en-suite bathroom with a bath, huge walk-in shower, double basin and loo and a separate dressing room (approx. 3m<sup>2</sup>) also housing the hot water tank. Next to this room is the second bedroom (approx. 14m<sup>2</sup>), also with French windows out to the terrace and garden, and opposite this is the second bathroom (approx. 5m<sup>2</sup>) which has a big shower, a basin and a loo.

The other two bedrooms are at the other end of the house, a large double (approx.17m<sup>2</sup>) with a window overlooking the garden at the...

## LOCAL TAXES

**Taxe foncière: 450 EUR**

## NOTES