LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37038DRO86 Price: 530 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR without fees)

Stunning 18th Century Maison de Maître with Gîte, Garden & Natural Swimming Pool















INFORMATION

Town:	Luchapt
Department:	Vienne
Bed:	4
Bath:	1
Floor:	465 m2
Plot Size:	5944 m2

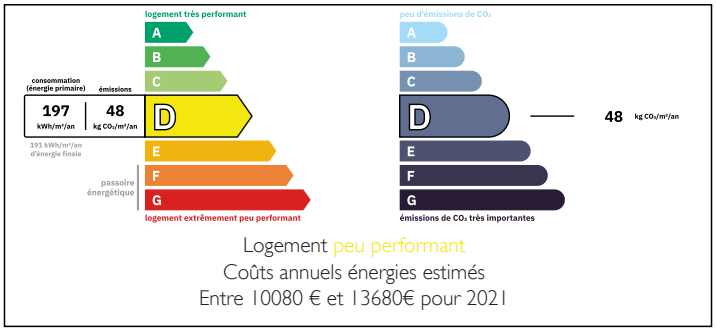
IN BRIEF

Built circa 1742 and located in a quiet hamlet, this beautifully renovated maison de maître perfectly blends historical charm with modern comfort. Enter through the stunning dovecot tower into a front courtyard surrounded by outbuildings and hangers, ideal for parking.

The property includes an attached one-bedroom gîte with a separate entrance, providing versatile accommodation for guests or rental income. At the rear, a pretty garden features a natural swimming pool and offers wonderful views across the surrounding countryside.

Inside, the property boasts impressive large rooms, all renovated to a high standard. The owner has carefully maintained the character and charm of the original 18th-century architecture while integrating all the comforts of the 21st century.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 10080 € et 13680€ pour 2021

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.

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NOTES

DESCRIPTION

A grand old oak door takes through to a magnificent entrance hall 6.9m x 3.5m - toilet under stairs and a door to garden to the rear

Kitchen / dining room 6.5m x 6.5m - High end fitted kitchen with polished concrete worktops, island, built in appliances

Boiler room / utility 3.7m x 2.2m

Salon 6.5m x 6.6m with large fireplace - windows to front and rear of the property

Large shower room - wet room for two persons, double sinks, toilet, sunken bath / jacuzzi - on the mezzanine above 6.6m x 6.6m you have a sauna for 6 people to unwind from the stresses of the day

There is an independent attached gite that shares the bathroom and sauna facilities

Comprising of an open plan living / dining room and kitchen 6.7m x 6m and a bedroom upstairs of 3.6m x 6m

First floor main house

Bedroom 1 - currently used as a library / office 6.5m x 6.6m

Bedroom 2 6.5m x 6.7m

2nd Floor - a large room / bedroom 3 but ability to create a 4th if desired 9.2m x 6m and 7m x 6m

Outside to the front is a pretty courtyard with outbuildings and hangers to park your vehicles - workshop of 7.7m x 3.4m and hanger of 11.5m x 4.7m

Barn 15.4m x 10.2m

To the rear there is a beautiful garden with mature trees, well and a natural swimming pool - fantastic views over the valley / countryside

The house is attached on...