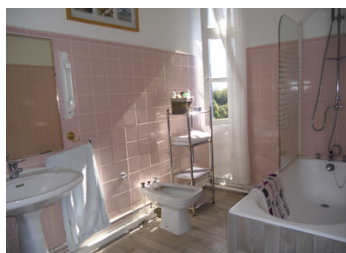


Impressive Maison de Maître offering 4 bedrooms, a 3-bedroom gîte, pool, extensive outbuildings



INFORMATION

Town:	Sommières-du-Clain
Department:	Vienne
Bed:	7
Bath:	4
Floor:	322 m ²
Plot Size:	33812 m ²



IN BRIEF

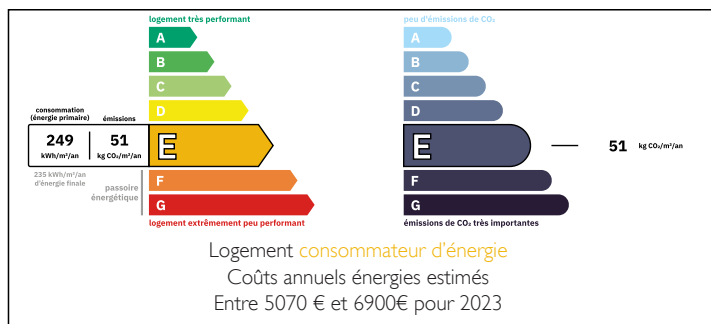
A truly rare and exquisite property, offering an outstanding combination of privacy, natural beauty, and lifestyle appeal, all within walking distance of a charming village.

Set in an idyllic and private location, this unique estate features extensive grounds, a swimming pool, and breathtaking panoramic views over the surrounding countryside. The land extends down to the river, providing a peaceful natural setting—perfect for cooling off on warm summer days or enjoying tranquil waterside moments.

The property also benefits from attractive woodland areas, adding to its sense of seclusion and charm, while offering endless opportunities for nature lovers.

In addition, there is excellent potential for gîte or holiday rental income, making this not only a beautiful home but also a superb investment opportunity.

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

MAIN HOUSE - GROUND FLOOR

Entrance hall - Spacious and impressive entrance hall, with beautiful wooden staircase.

Cloakroom - situated off the entrance hall, WC and hand basin

Kitchen/Diner/Living - Spacious kitchen with original features such as fireplace (with log burner) and large windows, dining/living at the rear with fireplace

Dining room - elegant room with lovely wooden floor, fireplace (with log burner)

Sitting room - impressive room with original cupboards and fireplace (with log burner)

FIRST FLOOR

All four bedrooms are spacious and grand, with tall ceilings, large windows, wooden floors and fireplace. The two bedrooms to the front of the house benefit from en-suite bathrooms, with bath including overhead shower, basin and bidet.

SECOND FLOOR

The beautiful wooden staircase continues up to an enormous attic, which offers a huge potential to create further living accommodation, if required.

GITE - GROUND FLOOR

Kitchen area - low level units with worktop, opens in to living area

Sitting/dining room - open plan area, separated by central staircase. The sitting area has large French windows providing plenty of light, there is also a log burner for added comfort, perfect for cosy evenings in.

FIRST FLOOR

Master Bedroom - spacious room, with wooden floor, exposed beams and feature stone walls. With modern en-suite shower room with shower, WC and basin

Bedroom 2 - large room, with wooden floor and Jack and Jill en-suite shower room with shower WC and basin

Bedroom 3 - single room, with access to shower

NOTES