LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42733LAB86 Price: 399 900 EUR

agency fees to be paid by the seller

# Stunning character property with guesthouses, outbuildings and a swimming pool – close to Civray















## INFORMATION

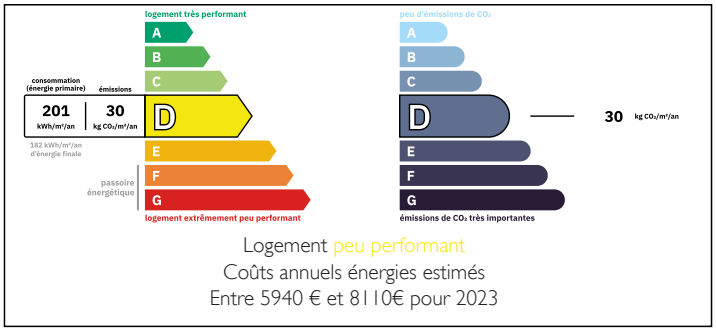
| | |
|---|---|
| Town: | Civray |
| Department: | Vienne |
| Bed: | 5 |
| Bath: | 5 |
| Floor: | 368 m2 |
| Plot Size: | 4928 m2 |

## IN BRIEF

Set just a short drive away from the beautiful market town of Civray with its restaurants, shops and amenities, this stunning estate offers amazing possibilities to create a gîte / B&B business or indeed to enjoy multi-generational family living.

Entered via a tree-lined driveway which arcs through the beautiful landscaped gardens, the property is compised of the main Maison de Maître which is full of charm and authenticity, a sensational independent barn conversion with a wow-factor kitchen/lounge/diner of 87m² with double-height ceiling and a range of patio doors leading out towards the pool area, and a third independent cottage offering extra living accommodation too. All three living spaces can be kept entirely independent or else they can be adjoined to make larger units - meaning this property offers the very best in flexibile living.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 5940 € et 8110€ pour 2023

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

Set just a short drive away from the beautiful market town of Civray with its restaurants, shops and amenities, this stunning estate offers amazing possibilities to create a gîte / B&B business or indeed to enjoy multi-generational family living.

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The property also includes a range of outbuildings, a lovely pool (with sliding cover) and terrace area, plus the beautiful gardens too.

The Maison de Maître

Behind its entrance gates, an elegant stone house stands at the end of a landscaped driveway. A large terrace at the front offers a particularly pleasant space for entertaining and relaxing.

Ground floor:
Entrance hall
Bright living room with wood-burning insert
Living area with second living room, open-plan kitchen with dining area
Shower room with WC

First floor:
Two large, bright bedrooms
Two en-suite shower rooms with WC

The charm of the old, exposed beams and beautiful