

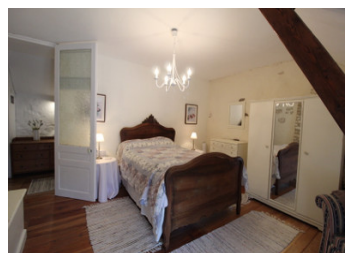
Characterful 5 bed property with secure pool and games room in a quiet hamlet setting

EXCLUSIVE



INFORMATION

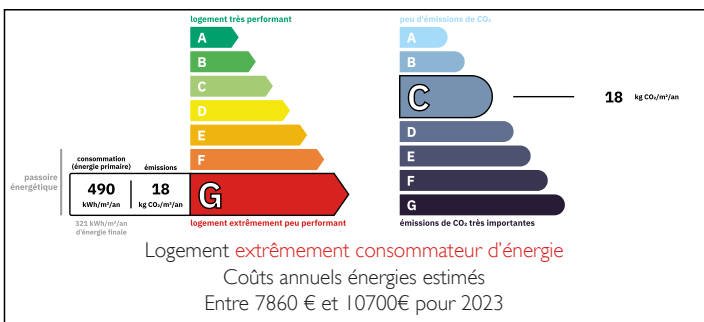
Town:	Leugny
Department:	Vienne
Bed:	6
Bath:	4
Floor:	185 m2
Plot Size:	865 m2



IN BRIEF

This impressive 5 bed property sits in a quiet hamlet around 15mins from Châtelleraut, which has all amenities as well as a TGV station and access to the A10 motorway (Paris/Bordeaux). The property also benefits from a games room which can double as guest accommodation if required and a swimming pool with patio and security fence. On the ground floor is a large living/dining room, kitchen, sitting room, bedroom, bathroom, a separate wc and a corridor with staircase leading to the first floor landing which gives on to a shower room, 3 bedrooms and an office space. Another staircase leads from the living/dining room and gives access to a shower room and the 5th bedroom. To the outside is the lovely pool terrace, several storage sheds and the games room. The hamlet is just a short drive from...

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 impressive 5 bed property sits in a quiet hamlet around 15mins from Châtellerault, which has all amenities as well as a TGV station and access to the A10 motorway (Paris/Bordeaux). The property also benefits from a games room which can double as guest accommodation if required, a swimming pool with patio and security fence and another patio to the rear of the property. On the ground floor is a large dual aspect living/dining room with a wood burner, exposed wooden beams and stone walls and 2 mezzanine levels and access directly to both patios, next comes the kitchen which has a wooden ceiling. Then there is a sitting room with feature fireplace and wood burner, a bedroom, bathroom, and separate wc all off a corridor with a wooden staircase leading to the first floor landing which gives on to a shower room, 3 bedrooms and an office space on the mezzanine. Another staircase leads from the living/dining room and gives access to a shower room and the 5th bedroom. To the outside is the lovely pool and terrace, several storage sheds and the games room, which has a shower room and a potential bedroom on the first floor. There is a second patio to the rear and ample parking. The hamlet is just a short drive from a village with a bar/restaurant and less than 10km from towns with all amenities, under an hours drive from Ryanair served airports at Tours and...

LOCAL TAXES

Taxe foncière:

1005 EUR

NOTES