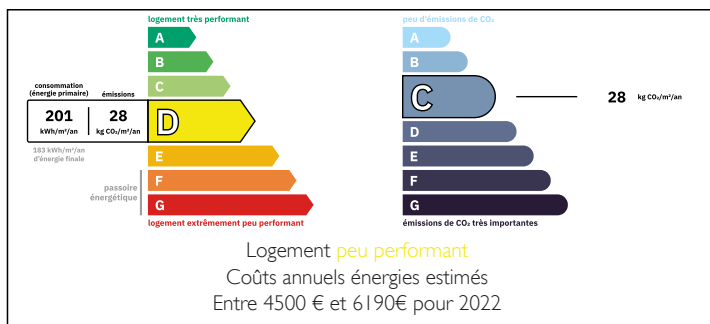


Outstanding riverside property with pool, apartment, 3 garages and land, close to village centre.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	5
Bath:	2
Floor:	302 m2
Plot Size:	5739 m2

IN BRIEF

A truly exceptional and unexpected riverside property well positioned, just a short walk from the sought-after village centre with its excellent range of amenities.

From the front, the property appears deceptively understated, but step inside and you discover a beautifully presented and spacious home, complemented by an extraordinary outside space rarely found in such a convenient location.

Bright, attractive reception rooms, modern kitchens and bathrooms, and well-appointed utility spaces make this a home that combines elegance with practicality.

Offering 5 bedrooms in total, 1 of which is within the spacious self-contained apartment on the garden level, the property provides superb flexibility. With a choice of terraces, an in ground pool, pool bar and outdoor cabana, lawns with mature trees and riverside access the outside space is equally as exceptional as the interior.

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.



LOCAL TAXES

Taxe foncière: 1457 EUR

NOTES

DESCRIPTION

A property of rare character, where each turn reveals something unexpected. First impressions only tell part of the story — this is a property that truly needs to be experienced to be appreciated

From the outside, the house presents an elegant and relatively modest appearance, giving little indication of the exceptional accommodation and remarkable grounds that lie beyond. It is only on entering and exploring the property that its true character begins to unfold, with beautifully appointed interiors, unexpected spaces and an extraordinary setting combining to create a home of considerable distinction.

The main house offers spacious and beautifully presented living accommodation and four attractive double bedrooms, the master suite also offers a walk-in wardrobe and an office space with independent access to the front of the property that could be an ideal for those running a business from home that wish to keep work and family life separate.

The reception rooms are thoughtfully connected, creating a natural flow between the principal living spaces and a sense of continuity throughout. The proportions are generous, while the presentation throughout is both elegant and inviting with polished tiled floors, luxurious bathroom suite and beautifully appointed modern kitchen taking advantage of those outstanding views of the river, pool and garden.

A particular highlight is the superb sun room, where glazed windows on all sides draw in the surrounding views and create a wonderfully light and tranquil space. Opening directly onto a raised terrace, it provides a seamless connection...