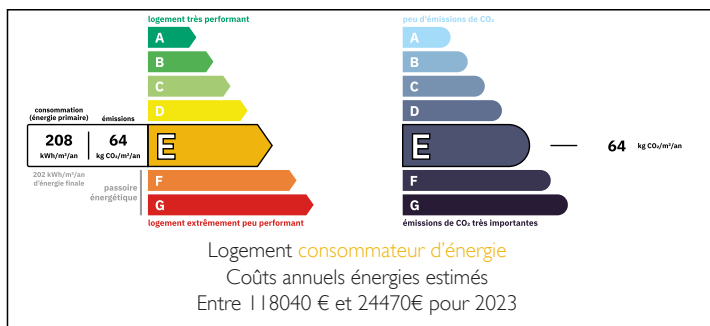


Sensational 18th Century, 8-bedroom logis with pool, pigeonnier and 3.5 hecatres of park and woodland.



ENERGY - DPE



INFORMATION

Town:	Civray
Department:	Vienne
Bed:	8
Bath:	7
Floor:	641 m2
Plot Size:	35261 m2

IN BRIEF

A rare opportunity to acquire a magnificent 18th-century logis set within approximately 3.5 hectares of beautiful parkland on the edge of a charming riverside village, just a short walk from a bakery and bar-restaurant.

Rich in original character, the property offers eight bedrooms, elegant reception rooms and a glazed orangery, together with a partially completed guest apartment offering further accommodation potential.

Outside, landscaped gardens feature a swimming pool, pool house, stone terraces, Provençal-style steps, a wisteria-covered dining terrace, mature trees and open parkland, creating an exceptional setting for entertaining and relaxation.

A 16th-century pigeonnier, numerous outbuildings, garage and extensive parking complete the estate. Equally suited as a prestigious family home or a

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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

Set on the edge of a charming riverside village, within easy walking distance of the local bakery and bar-restaurant, this magnificent 18th-century logis is a rare opportunity to acquire an elegant period home with exceptional character, generous accommodation and outstanding lifestyle potential.

Approached through its beautiful porched gateway and wooded grounds of approximately 3.5 hectares, the property retains an abundance of original features including grand reception rooms, high ceilings, fireplaces and period architectural details that reflect its rich history.

The spacious accommodation is perfectly suited to both family living and entertaining. The ground floor comprises an impressive entrance hall, elegant dining room, both formal and informal reception rooms, a family dining room, fitted kitchen, utility room, guest WC, bathroom and a ground-floor bedroom with its own shower room, ideal for guests or independent living.

Upstairs are seven further bedrooms, including four with private en-suite shower rooms, together with two family bathrooms, a separate WC and a large linen room. An extensive attic above offers excellent storage and potential for further development, subject to the necessary permissions.

A delightful glazed orangery provides an elegant additional living space overlooking the gardens. Above, a substantial area has already been largely converted into a separate apartment, comprising a spacious open-plan living area with a mezzanine and balcony enjoying stunning views across the grounds, together with an additional room. Requiring only minimal finishing work, this space offers an exciting opportunity to create a self-contained guest apartment, owner's accommodation or holiday rental.

Outside, the beautifully...

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