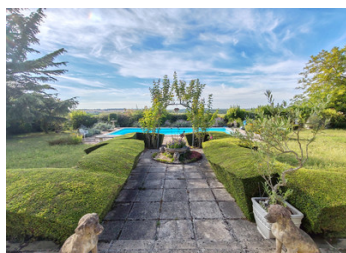


Quality 5-bedroom country villa with pool, landscaped garden, double garage.

EXCLUSIVE



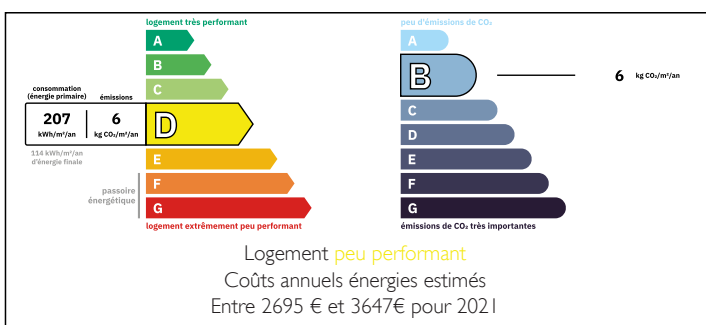
INFORMATION

Town:	Savigny-sous-Faye
Department:	Vienne
Bed:	5
Bath:	2
Floor:	280 m2
Plot Size:	2114 m2

IN BRIEF

Beautiful country house surrounded by its own garden with in-ground pool. Built in the early 1990s with quality materials, this house offers on the ground floor an entrance hall, a very large living room, toilet, dining room and kitchen, as well as the master bedroom with two dressing rooms and en-suite bathroom. A long veranda offers exceptional views over the pool and the landscape beyond. On the first floor you will find 4 bedrooms plus mezzanine, shower room with WC, additional WC and an attic. A double garage with laundry room completes this property.

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.



LOCAL TAXES

Taxe foncière: 1560 EUR

NOTES

DESCRIPTION

Upon arriving at this house on the edge of a pretty little hamlet, the double garage is set back from the road, allowing extra parking in front, and a gate to the left opens onto the beautifully planted garden where a path shaded by silver birches leads to the front door.

On the ground floor, the entrance hall (12m²) opens to the stairs on the right and glazed double doors ahead open onto the huge (47m²) L-shaped open-plan living space with a cosy library area featuring bespoke bookshelves with built-in lighting and a fireplace, and on the longer side, 3 sets of patio doors open onto the veranda (30m²) that runs the length of this room at the back, with sliding doors overlooking the pool. From the living room, a door leads to a WC with wash basin (2m²) and another leads to the wonderfully light ground-floor master suite (for a total of 50m²) featuring a bedroom with built-in fireplace, bathroom with bath, separate shower, WC and double vanity unit. There's no need to fight over hanging space as doors to either side of the short corridor between bedroom and bathroom reveal identical walk-in closets.

At the other end of the living area, a door leads through to the dining room (24m²) and from there the fully-fitted kitchen (22m²) with cathedral ceiling and view to the mezzanine.

The entire ground floor is characterised by an abundance of patio doors - there are 3 in the...