

Luxurious & spacious family home, 6 bedrooms, with large entertainment area, heated swimming pool and views.

EXCLUSIVE



INFORMATION

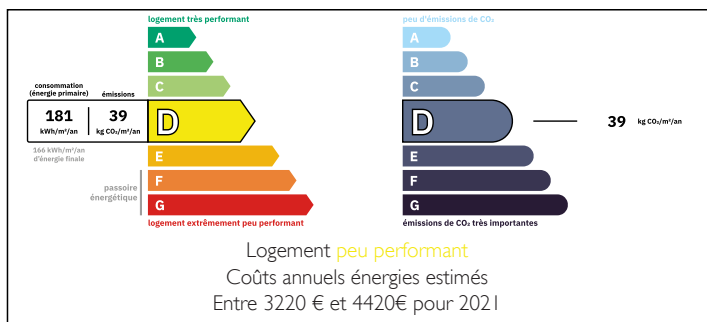
Town:	Vire-sur-Lot
Department:	Lot
Bed:	6
Bath:	4
Floor:	335 m2
Plot Size:	3783 m2

IN BRIEF

This fabulous country home (built in 1982) has been quality upgraded and extended by its current owners. It now offers spacious living areas with stunning views over the vineyards and the surrounding countryside. This comfortable home further benefits from double glazing, oil fired central heating and a water softener.



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: 1 100 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property offers picturesque vineyard views and is the perfect blend of elegance with a touch of fun. A grand entrance hall (28,2 m²) welcomes you, accompanied by an additional guest bathroom and shower room (4 m²) for your convenience. From here you continue into a spacious family room (33 m²) with stunning fireplace with wood burner, and a dining area (22,25 m²), adorned with French doors that lead to a sprawling terrace (22 m²) offering breathtaking views of the vineyards. The heart of the property is the modern kitchen (15,5 m²), meticulously designed by the current owners to provide all the comforts and conveniences you desire. Doors from the kitchen lead onto another beautiful terrace with views. There is also a useful utility room (13,40 m²).

The spacious master bedroom (36,45 m²), featuring a private terrace (14,15 m²), is complimented on this floor by two additional bedrooms (13,65 m² and 10,65 m²) with a spacious family bathroom (8,8 m²).

On the first floor, the mezzanine (22,75 m²) is transformed into a TV room with panoramic views, as well as three more bedrooms (10,25 m², 12 m² and 15,85 m²), a bathroom (6 m²) and WC (1,4 m²). All the bedrooms have built-in wardrobes, and two of the bedrooms open up to a balcony with views !

Venture down to the lower level where the excitement unfolds with a sophisticated games room (68 m²) tailored for adults, featuring a cutting-edge sound system and a...