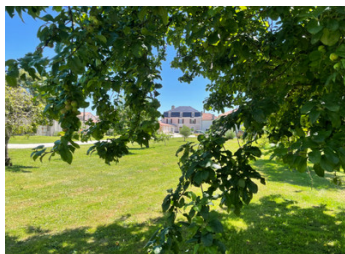


Beautifully renovated property with seven en-suite bedrooms, three/four sitting rooms and well-kept garden



INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	7
Bath:	8
Floor:	543 m2
Plot Size:	4497 m2



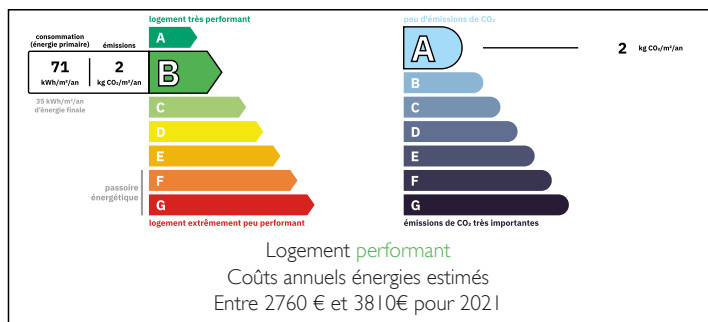
IN BRIEF

Welcome to this exquisite Maison de Maître-style property, nestled in the charming village of Ardilleux. Just a short distance from the bustling market town of Chef Boutonne, this stunning estate offers the perfect blend of traditional elegance and modern comfort having been fully renovated over the last eight years to modern day standards by local artisans whilst retaining many original features.

- Entrance and hallway: Enter through electric gates into a beautifully landscaped garden and driveway leading to the house, with a turning circle and feature central fountain. The grand entrance hall boasts magnificent marble flooring, setting the tone for the elegance throughout the property. The hall also gives access to the vaulted cellar with original oak barrels still in place.

More photos on request.

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: 2544 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

- **Kitchen/dining:** The spacious open plan kitchen features luxurious granite worktops and painted oak kitchen units with integrated double ovens, microwaves, dishwasher, electric hob, centre island, larder cupboard and marble flooring. Patio doors from the kitchen/diner lead to a cute front garden with feature well and travertine patio area, perfect for morning coffee. Leading off the kitchen is the open plan dining area, with a further sitting area and double-glazed bi-fold doors overlooking the main garden and travertine patio with feature balustrade surround which leads to a second patio with gazebo.
- **Sun room:** The expansive sun room, with its original stone walls and floor-to-ceiling glass doors overlooking the garden, is an ideal spot for relaxation.
- **Living spaces:** Three generously sized sitting rooms, each with oak wooden floors and feature fireplaces with newly installed log burners. One sitting room can be converted to a cinema room with drop-down screen and inbuilt 7.2 surround sound speakers.
- **Utility rooms:** A large utility room with granite surfaces and painted oak fronted units leads to a shower room with WC. Off the utility room is a further separate utility area housing the air heat source units, water heating and water softener. This room provides ample space for all household needs with further built in painted oak wall and floor units.
- **Additional amenities:** The ground floor also includes a further separate WC off the main hallway.
- Bedroom suites:**
 - **First floor:** A long, elegant hallway leads to three large en-suite bedrooms.
 - The master...