

Beautiful Manor house, 5 bedrooms, heated pool and large paddock with outbuildings.

EXCLUSIVE

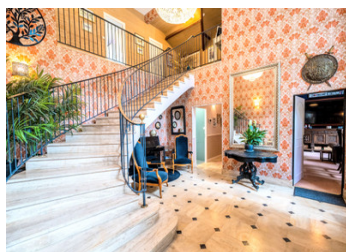


INFORMATION

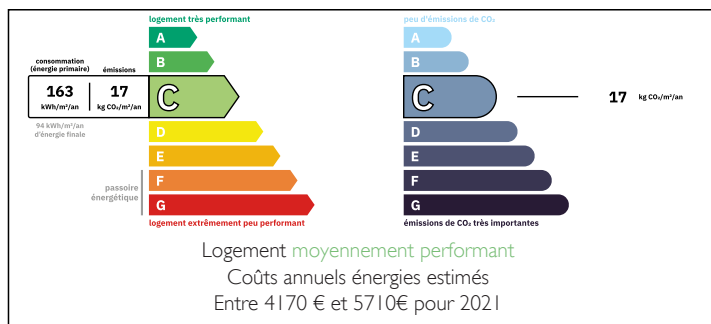
Town:	Availles-en-Châtellerault
Department:	Vienne
Bed:	5
Bath:	5
Floor:	397 m2
Plot Size:	46000 m2

IN BRIEF

A perfect blend of modern countryside living and everyday convenience, this tranquil property offers 397 m² of stylish accommodation over two floors. Featuring five generous double bedrooms (four en-suite), a sleek contemporary kitchen, and four to five spacious reception areas, it provides comfort and versatility throughout. The property also includes approximately 477 m² of total usable space, with a basement level housing a double garage, pump room, gym, and games room—ideal for modern family living.



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: 2988 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter through electric gates onto a circular driveway surrounded by mature, park-style gardens, leading to impressive double doors that open into a grand vaulted entrance hall featuring a sweeping staircase and magnificent chandelier.

The light-filled L-shaped living and dining rooms boast marble floors, feature fireplace, and four triple-aspect windows, with bi-fold patio doors opening onto a terrace—perfect for enjoying spectacular sunsets over the lawn and the Vienne river beyond. The spacious dining area easily seats 20 guests, ideal for entertaining.

A modern kitchen connects seamlessly with the dining space, complete with a large breakfast bar, corner seating, tiled floors, and high-end appliances including Neff double oven/microwave, induction hob, dual wine fridges, and an American-style fridge freezer. Double patio doors lead to a sunny kitchen terrace.

The east wing's ground floor houses the master suite with double-aspect views over the paddock, fitted wardrobes, and a luxurious ensuite. Additional bedrooms and bathrooms, including an ensuite bedroom and family bathroom, offer versatile accommodation. A separate laundry/utility room and access to the heated infinity pool terrace complete the layout.

Upstairs features a double reception room with an office/library, TV room with vaulted ceiling, and a second master suite boasting panoramic views, balcony, and ensuite. Two further bedrooms include ensuites and ample storage throughout.

Outside, enjoy a private, heated infinity pool with an outdoor kitchen and dining area, multiple terraces, a mini tennis court, and extensive landscaped gardens featuring a variety of trees and edible plants. The 4.5-hectare grounds include paddocks, outbuildings, and secure...