

Elegant large 19th century maison de maitre in the heart of Saint-Savin on the Gartempe.



INFORMATION

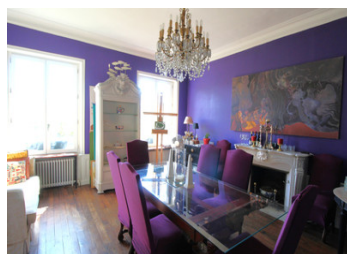
Town:	Saint-Savin
Department:	Vienne
Bed:	7
Bath:	5
Floor:	343 m2
Plot Size:	744 m2

IN BRIEF

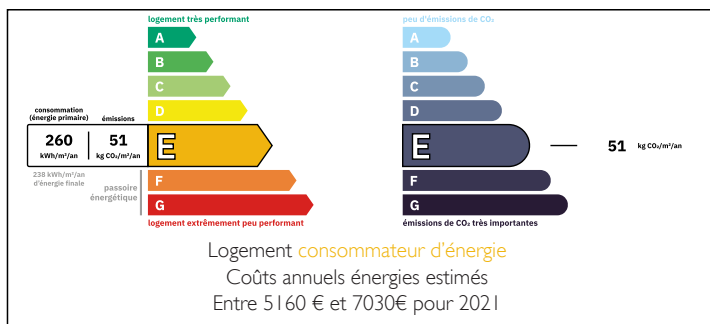
The entire property has been tastefully developed and maintained to a very high standard whilst maintaining original features.

The house is a short walk to the town centre facing the Abbey (which is a Unesco World Heritage site) which provides a selection of bars, restaurants, bakeries, weekly market, festivals and other amenities. The location is steeped in history offering a lively and typically French lifestyle. There is also a supermarket as well as infant and a primary school.

Whether you are looking for a permanent house or a holiday home this property provides for all your needs.

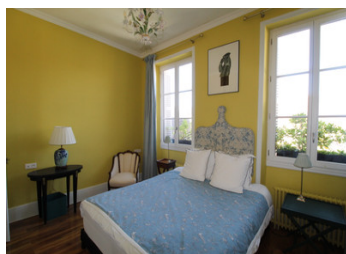
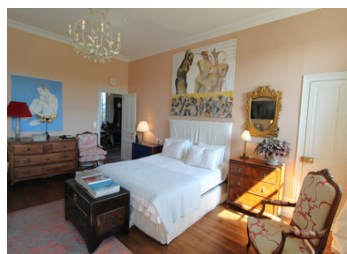


ENERGY - DPE



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: 2236 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set behind ornate wrought-iron gates, the entrance opens onto a private courtyard with a landscaped featured garden including four topiary pyramids.

Built in 1883 the house has undergone extensive improvements and renovation works whilst maintaining its character, elegance and charm.

Works done include double-glazing throughout, extensive new roof, new kitchen as well as additional en-suite bathrooms. The interior has been completely redecorated to a very high standard.

There is potential for rental income with a separate apartment.

The house is entered through a double front door leading to an imposing large hall with a stone fireplace with a woodburning stove and stairs leading to the first floor.

There are three sets of double doors leading to the elegant main reception rooms which are connected to each other internally, one has a large marble fireplaces, the other is carved wood. There is an additional study / library on the ground floor. The kitchen has been completely refurbished and has a door leading to the front terrace and garden.

On the ground floor the ceiling heights are magnificent 3.5m providing an additional air of grandeur.

All original features have been retained, including door-to-ceiling double height doors in the main reception rooms, wooden floors and original doors and woodwork. There are five bedrooms on the first floor three of which are en-suite with an additional shower room and toilet.

On the second floor are four large rooms which can provide further bedrooms and bathrooms (subject to obtaining planning permission).

The self contained apartment which is entered...