

Modern 4-bed family home in popular neighbourhood within walking distance of Châtelleraut centre.



INFORMATION

Town:	Châtelleraut
Department:	Vienne
Bed:	4
Bath:	1
Floor:	147 m2
Plot Size:	437 m2

IN BRIEF

Charming 4-Bedroom Home with Garden and Garage in a popular neighbourhood of Châtelleraut

This spacious home offers comfort, versatility, and convenience with easy access to central Châtelleraut, shops, schools, and the hospital.

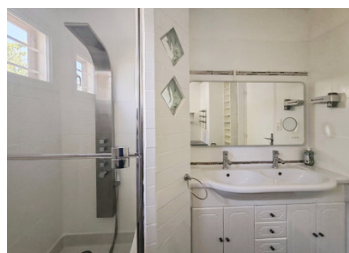
Key Features:

- Bright kitchen/diner with breakfast bar, pantry & patio doors to balcony
- Cosy living room with insert fireplace & heat distribution system
- 3 bedrooms + large modern bathroom (multi-head shower, double washbasin)
- Lower level with 4th bedroom, dressing room space, WC, laundry, and multipurpose room (gym/games/party space)
- Expansive garage with additional off-road parking
- Private garden with mature trees (fig & cherry)

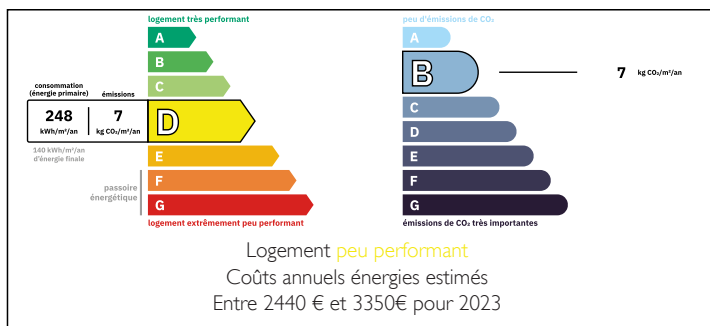
Heating: Insert fireplace with distribution system +

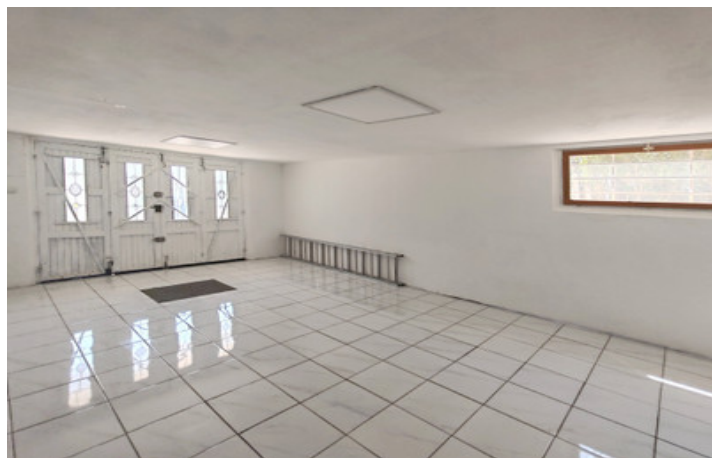
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming 4-Bedroom Home with Garden and Garage in Sought-After Les Minimes Area of Châtelleraut

Set in the desirable "Les Minimes" neighbourhood, this spacious and versatile property offers comfort, character, and practicality—perfect for family living or entertaining. Conveniently located with easy access to central Châtelleraut, local shops, schools, and the hospital, it combines tranquility with excellent connectivity.

Main Level:

- Entrance via steps to a welcoming balcony.
- Bright kitchen/diner (25m²) with two patio doors, breakfast bar, generous pantry, and space for a dining table or additional seating.
- Cosy living room (13m²) with insert fireplace featuring a heat distribution system that channels warmth throughout the home.
- Three well-proportioned bedrooms (one measuring approximately 11.5m², the larger two 13m² with built-in wardrobes).
- Spacious family bathroom (5m²) with multi-head shower, double washbasin, extensive worktop, and shelving designed for beauty and storage needs.
- Separate WC.
- Practical corridor storage including shelving and pull-out pantry drawers.

Lower Level:

- Expansive white-tiled garage (22m²) with driveway parking and additional off-road space.
- Laundry room (6.5m²).
- Large boot room/storage area at the bottom of the stairs with direct garden access.
- Large multipurpose room (25m²) with built-in cupboards ideal as a gym, games room, or party space.
- Fourth bedroom (13m²) with adjoining space suitable as a dressing room.
- Additional WC with washbasin for convenience.
- 300 litre hot water tank