

Stunning Property with Heated Pool, Eco Heating, Large Private Grounds & Modern Design, TGV & hospital at 10km

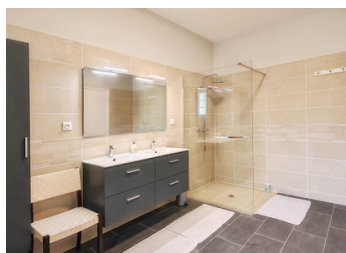
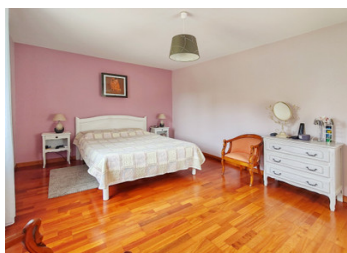


## INFORMATION

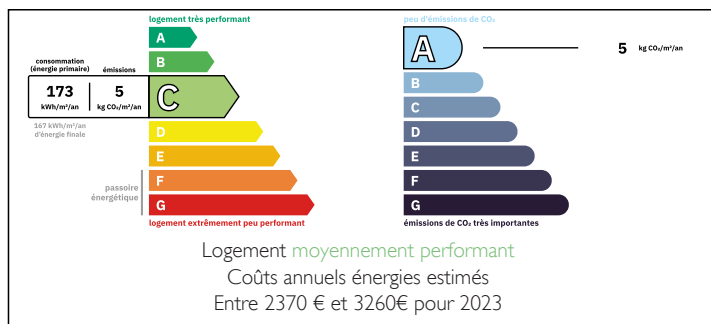
|             |                          |
|-------------|--------------------------|
| Town:       | Availles-en-Châtelleraut |
| Department: | Vienne                   |
| Bed:        | 5                        |
| Bath:       | 3                        |
| Floor:      | 344 m2                   |
| Plot Size:  | 7331 m2                  |

## IN BRIEF

Elegant Maison de Maître combining classic charm with modern luxury. Offering 5 bedrooms and 3 bathrooms, it features a heated pool, 7,000m<sup>2</sup> private park, biomass heating, fibre internet, and air conditioning. Spacious living areas offer multiple possibilities and there's even a dedicated cinema room! Peaceful countryside setting with stunning views, just 10 km from Châtellerault, with all shops and services, TGV station and hospital, and under 40 km from Poitiers airport.



## 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: 2130 EUR**

## NOTES

## DESCRIPTION

This Maison de Maître, so traditional (yet perfectly maintained) on the outside, has been fully modernised internally to offer the utmost comfort to its inhabitants. From the new biomass heating system, to the argon-filled double-glazed windows, water softener, fibre optic internet, and air conditioning in the kitchen and master bedroom, it has it all. The ground floor has 2 separate entrance hallways, a billiard room/office, a downstairs bedroom, a new shower room with washbasin and storage, the heating room/laundry, and a dedicated home cinema room. Due to the sloped nature of the land on which it sits, upstairs from this level is the garden level at the rear, meaning you can fling open the doors of the light-filled kitchen and take drinks/food out onto the terrace. To the front of the kitchen a large double-aspect dining room (with access to stairs up and down) and beyond that the large living room, off which a further opening leads to the a corridor, the 2 bedrooms on this floor (one currently arranged as a cosy sitting room, with door onto the terrace), a bathroom with 2 separate vanity units and a shower, a separate WC and 2 built-in closets.

The final floor offers a large mezzanine, which could be split to create more bedrooms if required, or used as another sitting area, office or gaming room. There are already two more bedrooms on this top floor, as well as another bathroom (with bath & washbasin), separate WC...