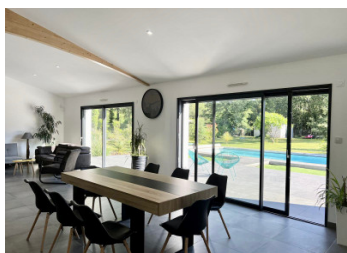
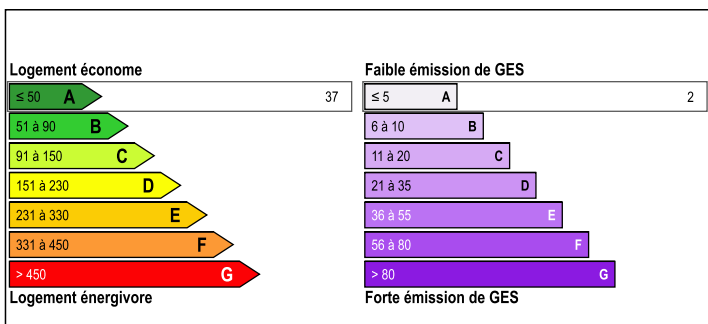


Beautiful detached 4 bed luxury home with heated pool and landscaped garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Pouillé
Department:	Vienne
Bed:	4
Bath:	3
Floor:	155 m2
Plot Size:	2400 m2

IN BRIEF

Escape to an exceptional contemporary villa set within 2,400 m² of private landscaped parkland on the edge of the forest, just 25 minutes from Poitiers and 5 minutes from the medieval charm of Chauvigny.

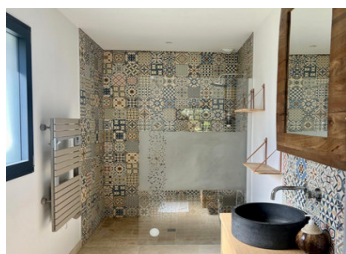
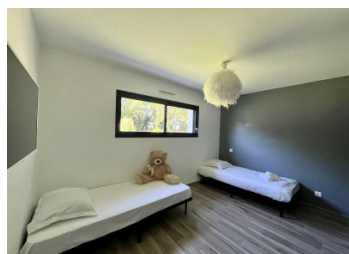
Bathed in natural light, the 80 m² living room opens through vast bay windows onto the heated pool and woodland beyond. A spectacular kitchen with central island and premium appliances flows seamlessly into generous dining and lounge spaces.

Four elegant bedrooms, including a master suite with walk-in closet and private bathroom, offer peaceful views of nature. One additional modern bathroom features walk-in shower for refined comfort.

Outdoors, a granite terrace overlooks the heated saltwater pool framed by Padauk decking. Bordering Bois de la Loge, this serene retreat promises privacy,

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.



DESCRIPTION

Discover an exceptional contemporary villa set within 2,400 m² of fully fenced and walled landscaped parkland on the edge of the forest, just 25 minutes from Poitiers and 5 minutes from the medieval town of Chauvigny. Bordering Bois de la Loge, this rare property offers privacy, serenity, and a truly immersive natural setting where deer can often be seen from the garden.

Interior Elegance & Comfort

Offering 155 m² of refined living space, the villa is complemented by a 30 m² garage, a cellar, and a 19 m² outbuilding at the rear of the property. Already wired for electricity, the outbuilding can easily be connected to water and insulated to create a guest studio, independent annex, or home office.

Inside, a spectacular 80 m² living room bathed in natural light opens through expansive bay windows onto the terrace and pool, with no overlooking neighbours. The vast designer kitchen, centred around a generous island, is equipped with brand-new premium appliances: induction hob, extractor hood, large refrigerator and freezer, dishwasher, washer/dryer, oven and microwave - ideal for entertaining on any scale.

Four spacious bedrooms offer ample storage and peaceful views of the surrounding greenery. The master suite features an impressive walk-in dressing room and private bathroom. There is also a modern family bathroom with walk-in shower provide both style and practicality.

Designed for effortless year-round living, the home includes underfloor heating, a brand-new €12,000 heat pump (installed two months ago), a 190L water heater, electric shutters on all windows and...

LOCAL TAXES

Taxe habitation: EUR

NOTES