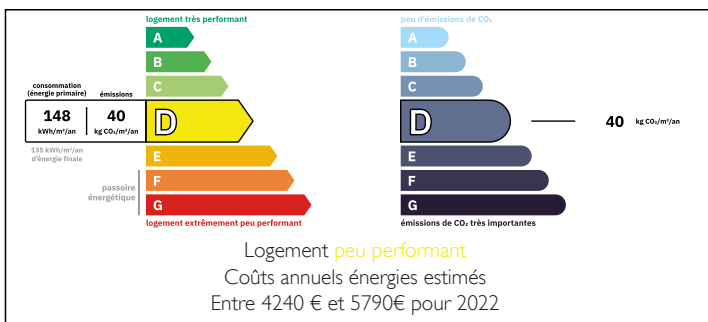


Property complex comprising a house, reception hall, and commercial warehouses on enclosed grounds with pool



ENERGY - DPE



INFORMATION

Town:	Mirebeau
Department:	Vienne
Bed:	4
Bath:	4
Floor:	235 m2
Plot Size:	2695 m2

IN BRIEF

Just a few minutes from local amenities, this rare property offers exceptional potential for a family residence, events venue, tourism business, or commercial project.

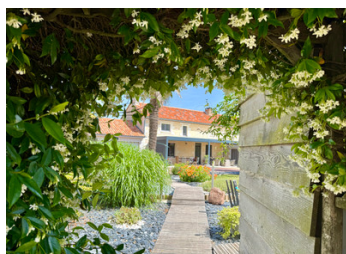
Set in landscaped grounds, the estate comprises three distinct areas sold as a single lot: a character residence with a covered and heated pool, a spacious reception hall created within a renovated barn, and substantial independent warehouses/workshop buildings.

The property benefits from energy self-sufficiency thanks to solar panels installed on the barn.

The family home impresses with its generous living spaces and abundant natural light. It features four bedrooms, including a master suite, and three shower rooms. The living area has a double-sided wood-burning insert fireplace, visible from both the kitchen and the lounge.

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.



NOTES

DESCRIPTION

THE PROPERTY IN DETAIL

>> House – 165 m²

-Ground Floor

- * Fully fitted and equipped open-plan kitchen – 26 m²
- * Utility pantry – 5.2 m²
- * Cathedral-style dining/living room – 34 m² with impressive ceiling height
- * Office – 18 m² (can be used as a guest bedroom)
- * Shower room – 4.2 m² with walk-in shower, wall-hung WC, and washbasin
- * Boiler/laundry room – 26 m² with automatic door, water softener, boiler, and storage space

-First Floor

- * Open mezzanine – approximately 3 m²
- * Master suite – 22.5 m² with private shower room, WC, and built-in wardrobe
- * Hallway – 7 m² leading to three additional bedrooms, a bathroom, and a separate WC
- * Bedroom – 13.6 m² with built-in wardrobe
- * Bedroom – 12 m² with built-in wardrobe
- * Bathroom – 6.6 m² with bathtub and shower
- * Separate WC
- * Bedroom – 10 m² with built-in wardrobe

- Outdoor Leisure Area

- * Heated swimming pool measuring 12 x 6 metres
- * Retractable greenhouse-style pool enclosure
- * Automated filtration system with sand filter
- * Spacious ipe wood terrace
- * Jacuzzi area with protective shelter
- * Bioclimatic pergola installed three years ago at the front of the house
- * Small timber cabin with electricity and electric heating, suitable as additional guest accommodation

>>Reception Hall – Approximately 128 m²

Former barn fully converted into a reception and event space, representing a valuable asset for private