



SOUTH LOIRE VALLEY, SUMPTUOUS PROPERTY  
SET IN BEAUTIFULLY LANDSCAPED GROUNDS.  
AMENITIES AT WALKING DISTANCE.



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SUMPTUOUS PROPERTY  
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PROPERTY FACT FILE	
REFERENCE	A32465SGA86
PRICE	€ 650,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	264 m <sup>2</sup>
LAND	1 172 m <sup>2</sup>
TOWN	Mirebeau
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Outstanding architecture
- amenities at walking distance, close to Poitiers
- Excellent care of house, outbuildings and grounds
- Beautifully landscaped grounds with pool
- Office with independent access

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Magnificent neo-renaissance-style tufa stone property dating from 1905, set in superb, tastefully landscaped, walled grounds with a up ground swimming pool.

This large, beautifully maintained, 5-bedroom property will appeal to

## DESCRIPTIF

### THE PROPERTY IN DETAIL:

The entrance to the property is via an automatic gate, revealing the majestic property that could only be guessed behind its walls and gate. A magnificent staircase with a few steps gives access to the entrance, otherwise on the garden level is the independent office.

On the ground floor:

- entrance 13 m2
- small dining room 10.10 m2, to the right of the entrance
- kitchen 12 m2, fitted and equipped, adjoining the small dining room
- Lounge/large dining room 41 m2 to the left of the entrance hall, with another staircase giving direct access to the terrace and garden with swimming pool, featuring a working fireplace.
- WC 2.25 m2 with washbasin in the entrance hall.

From the entrance hall a majestic oak staircase with moulded metal balustrade leads to the first floor.

First floor:

- landing 5.55 m2
- WC on landing
- large master bedroom 25 m2 with dressing room 2.25 m2 and large shower room 16 m2 with Italian shower
- bedroom 22 m2 with water point

Second floor:

- landing and corridor 14.70 m2
- WC on landing
- bedroom 9.65 m2
- shower room 10.85 m2
- bedroom 14.50 m2 with a bassin
- bedroom 18 m2 with a bassin

On the garden level:

Accessed from outside and through the house:

- 26 m2 study with fireplace
- Boiler room 32 m2
- utility room 18 m2
- Sanitary WC

From this area, a door leads to a beautiful vaulted cellar.

### TECHNICAL POINTS:

- The entire house has magnificent old oak parquet flooring.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32465SGA86>

COMPLETE FILE AND PHOTO ON REQUEST

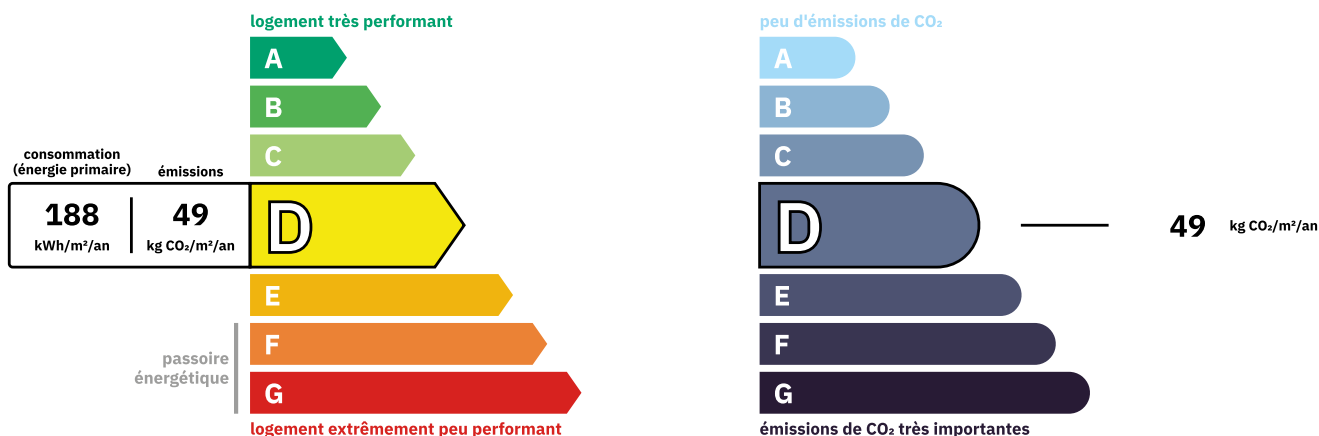


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**  
Estimated annual energy costs  
between € and € for

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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## CONTACT

Réf : A32465SGA86  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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