



## LARGE DETACHED 5 BEDROOM MANOR HOUSE WITH HEATED POOL AND LARGE GARDEN



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BEDROOM MANOR  
HOUSE WITH HEATED  
POOL AND LARGE  
GARDEN...



PROPERTY FACT FILE	
REFERENCE	A35131ZDV86
PRICE	€ 899,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	397 m <sup>2</sup>
LAND	46000 m <sup>2</sup>
TOWN	Availles-en-Châtellerault
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Manoir
CONDITION	
FEATURES	Swimming Pool, Garage, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- Renovated to high standard
- Heated Pool
- Business potential
- Undisturbed views
- Amenities close by

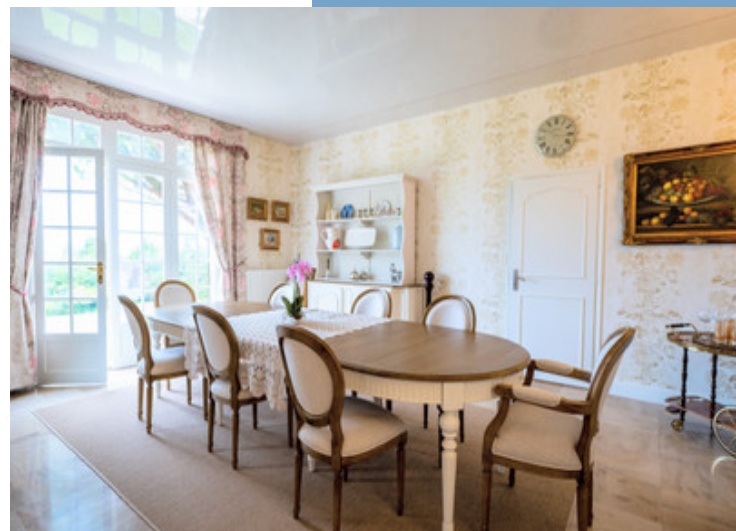
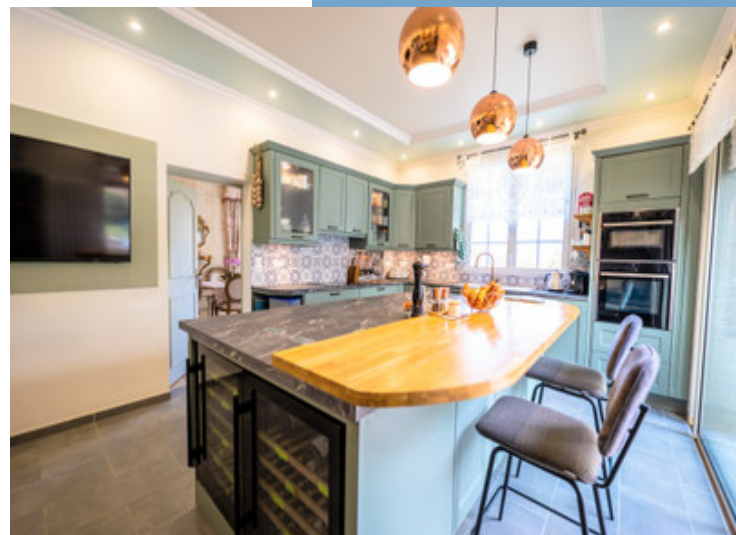
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Beautifully renovated detached property in a small hamlet between Poitiers and Châtellerault offering 397m<sup>2</sup> (477m<sup>2</sup> with the basement) of accommodation including 3 large reception rooms, a high end fully fitted kitchen with breakfast area, 5 spacious bedrooms including 4 with en-suite bathrooms, heated infinity pool, various terraces to enjoy

## DESCRIPTIF

A circular driveway accessed through electric gates leads to the house with either exterior parking available or the double garage in the basement of the property. A double-height porch with double entrance doors lead through into the incredible double height entrance hall which is bathed in light with marble flooring, a sweeping marble staircase rising to the second floor. Double doors lead to the triple-exposed living room with french doors leading to the rear terrace, marble floor, stone fireplace and ceiling moldings and rosettes. The living room opens onto the dining room with marble flooring, three French windows to the rear and direct access to the kitchen. The high spec fully fitted breakfast kitchen can be accessed from the rear hall or the dining room, patio doors lead to the side terrace, the perfect place for breakfast or lunch overlooking the pool, a central island unit is fitted with 2 wine fridges, quality integrated appliances including an oven, microwave, induction hob, american fridge/freezer and a built in dining area. A door to the right of the main entrance hall leads to another reception room used by the owners as an entertainment space with a bar and seating area. The fully fitted breakfast kitchen is accessed from either the rear hall or the dining room, top of the range integrated appliances including an oven, microwave, induction hob, american fridge/freezer and a central island unit with 2 wine fridges and breakfast bar. Patio doors lead onto another



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A35131ZDV86>

COMPLETE FILE AND PHOTO ON REQUEST

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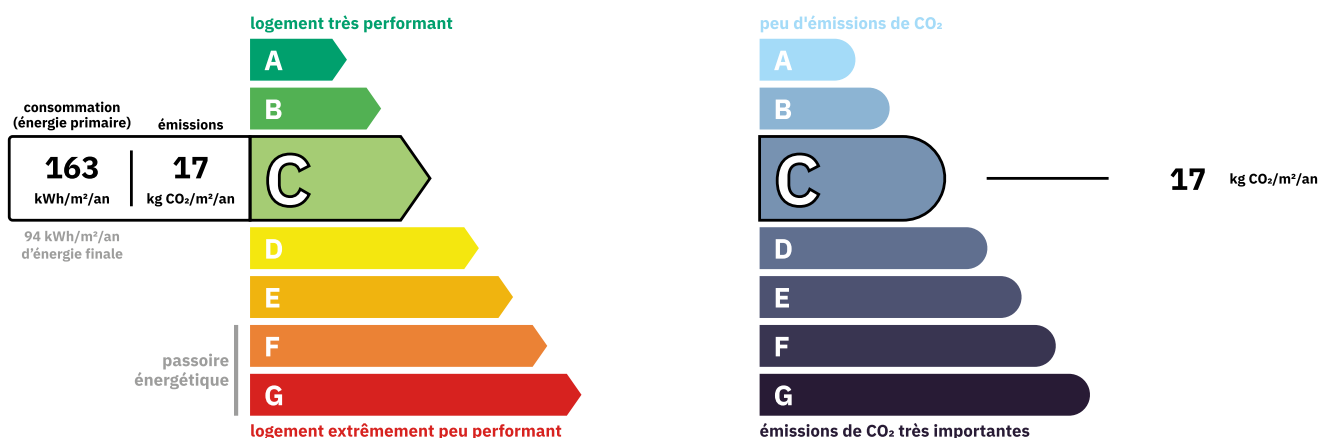


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property Moderately efficient  
Estimated annual energy costs  
between 4170 € and 5710€ for 2021

## NOTICE

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

I: 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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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A35131ZDV86  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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