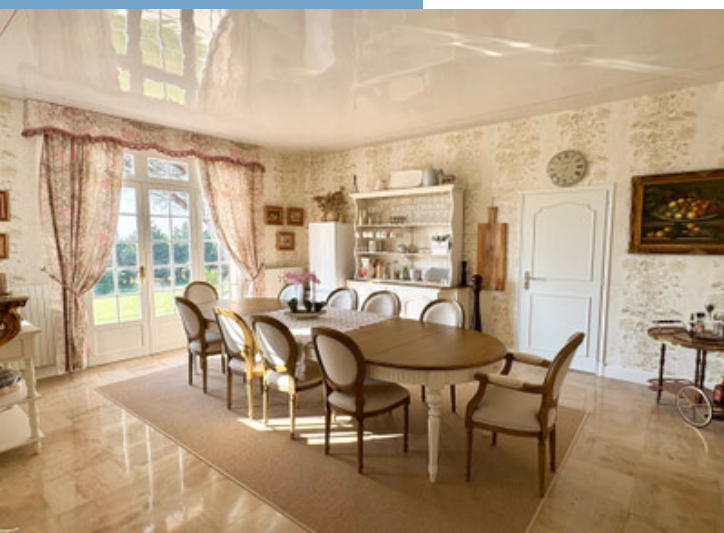
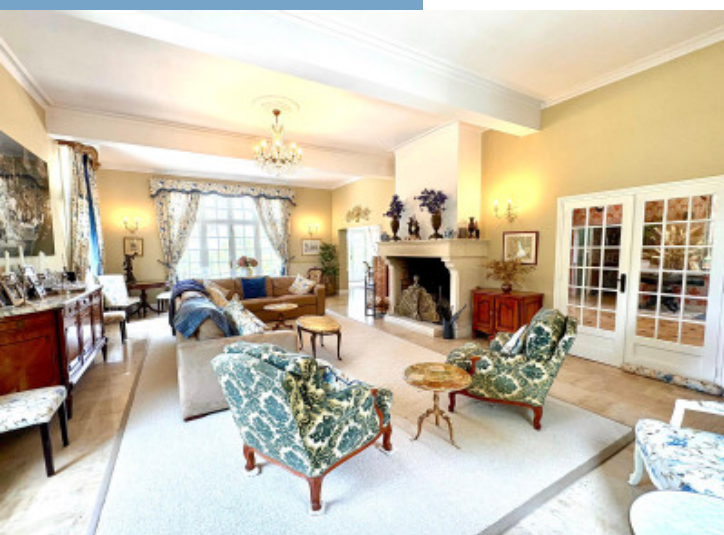




BEAUTIFUL MANOR HOUSE, 5 BEDROOMS,  
HEATED POOL AND LARGE PADDOCK WITH  
OUTBUILDINGS.

BEAUTIFUL MANOR  
HOUSE, 5 BEDROOMS,  
HEATED POOL AND  
LARGE Paddock WITH  
OUTBUILDINGS. ...



PROPERTY FACT FILE	
REFERENCE	A35131ZDV86
PRICE	€ 799,950 £ 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

BEAUTIFUL MANOR  
HOUSE, 5 BEDROOMS,  
HEATED POOL AND  
LARGE PADDOCK WITH  
OUTBUILDINGS. ...

Ref : A35131ZDV86

A perfect blend of modern countryside living and everyday convenience, this tranquil property offers 397 m<sup>2</sup> of stylish accommodation over two floors. Featuring five generous double bedrooms (four en-suite), a sleek contemporary kitchen, and four to five spacious reception areas, it provides comfort and versatility

## DESCRIPTIF

Enter through electric gates onto a circular driveway surrounded by mature, park-style gardens, leading to impressive double doors that open into a grand vaulted entrance hall featuring a sweeping staircase and magnificent chandelier.

The light-filled L-shaped living and dining rooms boast marble floors, feature fireplace, and four triple-aspect windows, with bi-fold patio doors opening onto a terrace—perfect for enjoying spectacular sunsets over the lawn and the Vienne river beyond. The spacious dining area easily seats 20 guests, ideal for entertaining.

A modern kitchen connects seamlessly with the dining space, complete with a large breakfast bar, corner seating, tiled floors, and high-end appliances including Neff double oven/microwave, induction hob, dual wine fridges, and an American-style fridge freezer. Double patio doors lead to a sunny kitchen terrace.

The east wing's ground floor houses the master suite with double-aspect views over the paddock, fitted wardrobes, and a luxurious ensuite. Additional bedrooms and bathrooms, including an ensuite bedroom and family bathroom, offer versatile accommodation. A separate laundry/utility room and access to the heated infinity pool terrace complete the layout.

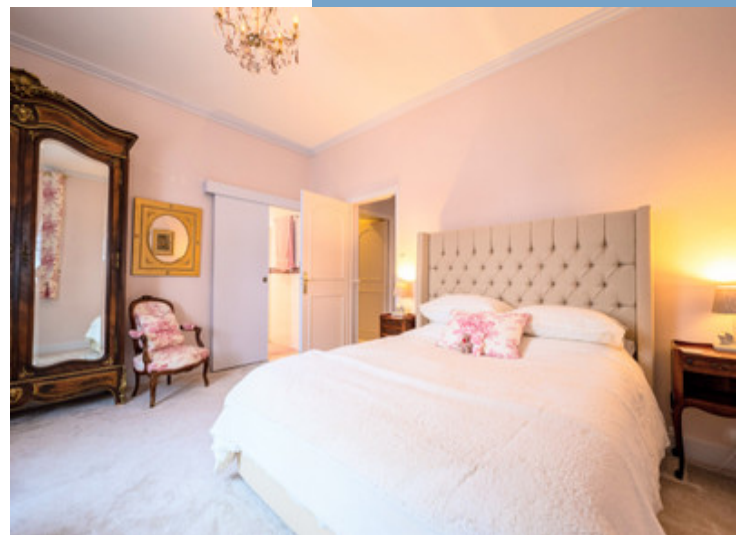
Upstairs features a double reception room with an office/library, TV room with vaulted ceiling, and a second master suite boasting panoramic views, balcony, and ensuite. Two further bedrooms include ensembles and ample storage throughout.

Outside, enjoy a privat

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

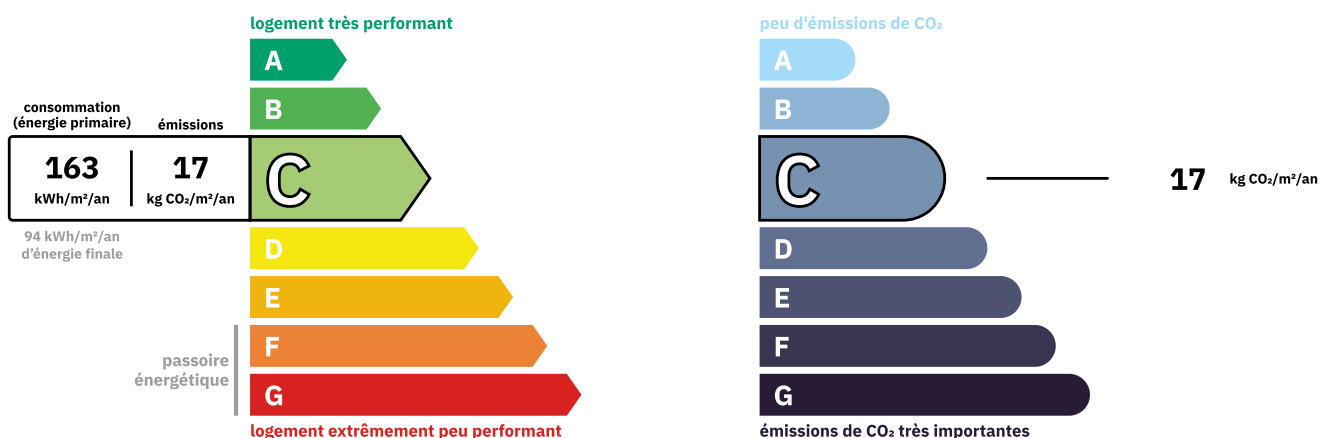
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

BEAUTIFUL MANOR HOUSE, 5  
BEDROOMS, HEATED POOL  
AND LARGE Paddock WITH  
OUTBUILDINGS. ...

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

Ref : A35131ZDV86

## ENERGIE-DPE



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

## NOTICE

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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

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)