LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING ESTATE INCLUDING THE OLD RECTORY, 2 GUEST COTTAGES AND AN AMAZING INDOOR POOL AND WELLNESS AREA.

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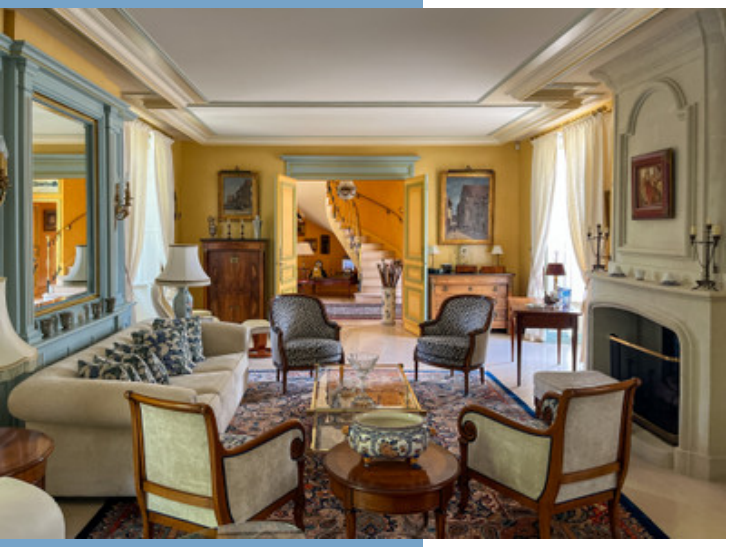




PROPERTY FACT FILE

REFERENCE	A40161JMR86
PRICE	€ 1,522,500 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	524 m²
LAND	4523 m²
TOWN	Poitiers
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- Gorgeous main house with 4 bedroom suites
- 2 private guest cottages in the grounds
- Stunning architect-designed indoor pool and spa
- Beautifully designed parkland gardens
- Fully renovated barn - perfect for car enthusiasts

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Located in the heart of the picturesque Vienne countryside, this exceptionally presented estate offers a rare blend of historic charm and contemporary luxury.

Set within beautifully landscaped parkland gardens, the property

DESCRIPTION

Whether you are seeking a prestigious private residence, a luxury holiday retreat, or a lifestyle investment, this remarkable property offers tranquillity, elegance, and endless potential — all within easy reach of major transport links and the historic city of Poitiers.



Located in the heart of the tranquil Vienne countryside, this exquisitely restored estate offers a rare and refined lifestyle opportunity. Seamlessly blending period charm with modern comfort, the property is set within beautifully landscaped parkland gardens and comprises a collection of exceptional buildings, each thoughtfully designed and impeccably maintained.

At the centre of the estate stands the former rectory, now transformed into an elegant and inviting main residence. The interiors combine original architectural features with contemporary finishes, offering a harmonious balance of history and modern living. Spacious reception rooms flow effortlessly from one to the next, creating both intimate family spaces and larger areas ideal for entertaining guests throughout the seasons. Key features include :

- A stunning entrance hall with an artitect-designed staircase curving its way up the centre of the property up to the second floor
- The elegant formal lounge of just under 50m² with its stone fireplace and library area
- A gorgeous office with large glazed, sliding doors which bring the parkland garden and the home into perfet fusion - a modern addition to the property but in total harmony with ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40161JMR86

COMPLETE FILE AND PHOTO ON REQUEST

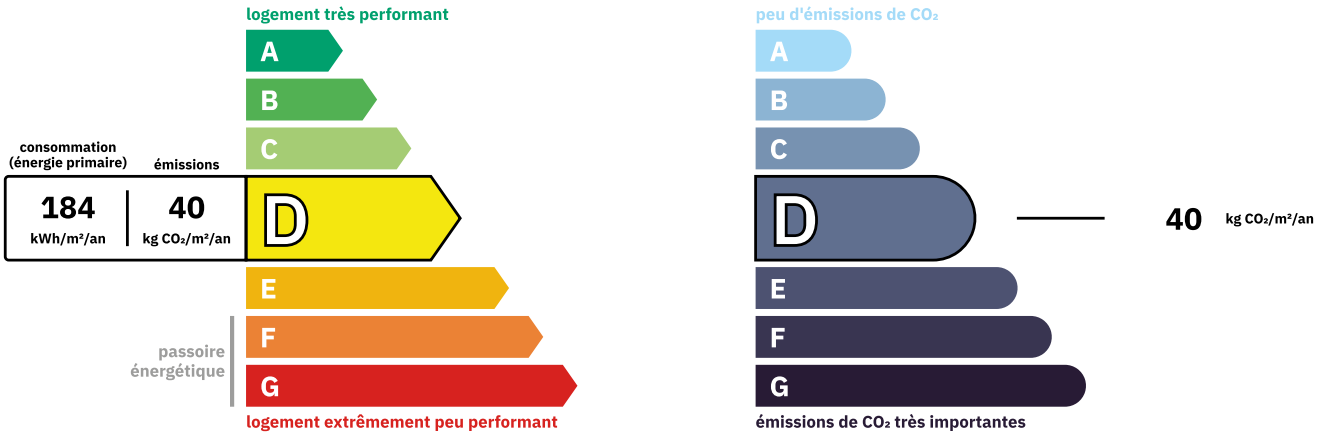
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7750 € and 10520€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A40161JMR86

FILE COMPLETE AND PHOTOS ON REQUEST

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