

Stunning house with amazing entertaining space with 5 ensuite bedrooms & swimming pool, garden & outbuildings.

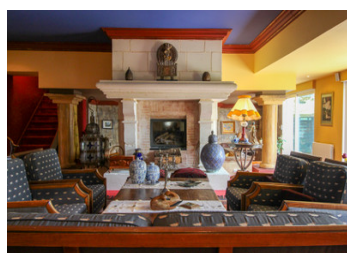


INFORMATION

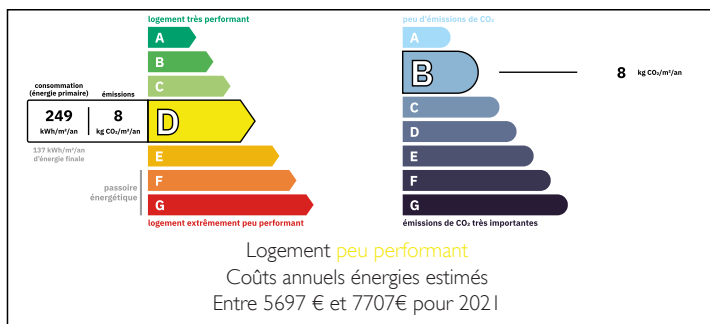
Town:	Nueil-sous-Faye
Department:	Vienne
Bed:	5
Bath:	5
Floor:	400 m2
Plot Size:	1687 m2

IN BRIEF

Located in Nueil sous Faye, less than 10 minutes from the historic walled town of Richelieu and close to the Loire Valley châteaux, this wonderful home is perfect for entertaining family and friends and would also make a perfect boutique bed & breakfast business. It has a pretty, low maintenance garden, a heated outdoor pool and a number of outbuildings.



ENERGY - DPE



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.



DESCRIPTION

You enter the property through gates to the calm, secluded garden. The property sits to your left. Each space is beautifully decorated. The entrance hall (9m²) is a very welcoming space and includes a guest cloakroom (5m²) with automatic door. To the right, a very spacious sitting room (101.5m²) with glass doors giving access to the terrace and garden. This area is open plan with feature columns and central insert fireplace and a sunken television lounge area with inbuilt seating. A staircase leads to a room (m²) with velux window, currently used as an office which could easily be a sixth bedroom. To the left of the entrance hall is the dining room (36m²) with fireplace and continues to an extremely well-equipped semi-professional kitchen (32m²). Off the kitchen is a second living room (20m²) with insert fireplace and glass doors to the terrace. Beyond, off a corridor (7m²) is a WC (2m²), laundry room (3.5m²) and utility room (4m²). Continuing through, off a hall (3m²) is a bathroom (6m²) with bath, shower and sink and bedroom (20m²) with built-in cupboards. From the main living room, a staircase leads to a hall (9m²) with laundry chute to the ground floor cloakroom from which you access a bedroom (12m²) with ensuite shower room (8m²) with shower, sink and WC and another bedroom (22m²) with dressing room (5.5m²) attached. A second door from this bedroom leads to a WC (1m²) and bathroom (10m²) with bath, shower, and...

LOCAL TAXES

Taxe habitation: EUR

NOTES