

Stunning property in the heart of Saint Savin. Large secluded garden with in-ground pool. Large outbuildings.



INFORMATION

Town:	Saint-Savin
Department:	Vienne
Bed:	6
Bath:	4
Floor:	391 m2
Plot Size:	4615 m2



IN BRIEF

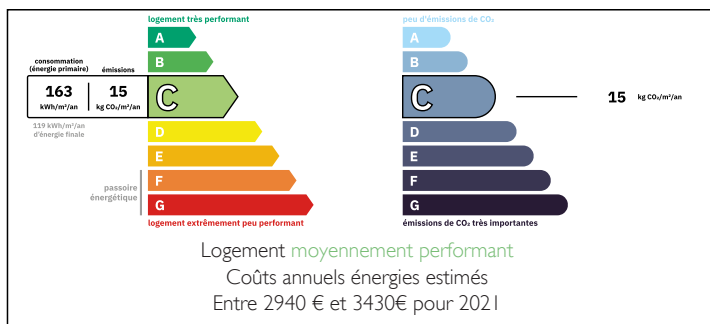
One of the finest homes in the area, the main house has four well proportioned bedrooms, a large private garden with an in-ground heated pool, a variety of outbuildings in addition to a double storey garage area.

An additional two bedroom attached house could provide rental income or could easily be incorporated to provide additional accomodation if desired.

The entire property has been tastefully developed and maintained to a very high standard whilst maintaining original features.

The house is a short walk to the town centre facing the Abbey (which is a Unesco World Heritage site) which provides a selection of bars, restaurants, bakeries and other amenities. There is also a supermarket as well as infant and a primary school.

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.



LOCAL TAXES

Taxe foncière: 1996 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On entering the house, you are met by a light and well-proportioned hallway and on the right hand side an interconnecting living room and dining room; on the left hand side is an office / television room which could provide an additional bedroom if needed, large wide staircase and entry to the kitchen.

The kitchen is fully equipped with an AGA range and leads to large eating and dining area with large sliding windows leading to the garden and patio area. The kitchen and dining area have underfloor heating. There is a shower room and toilet with easy access to the pool and garden. From the kitchen there is a large utility room which also gives access to the garages and workshop.

The first floor has four large bedrooms (two are en-suite) and an additional family bathroom.

On the second floor is an attic of over 100m2 which could provide further accommodation is required.

All room sizes and layout can be seen on the 360 virtual tour and floorplans.

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