

Super stylish modern house set on 22730m2 of land with lake views Possibility to buy more land/outbuildings



## INFORMATION

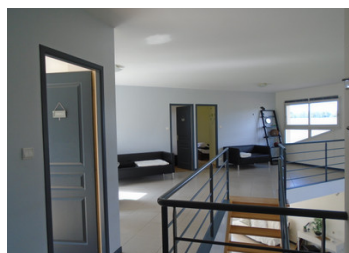
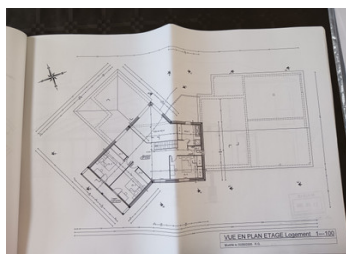
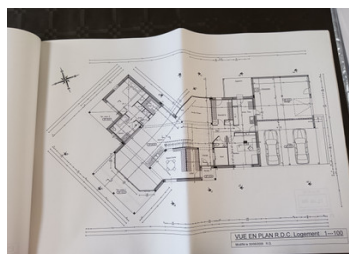
Town:	Availles-Limouzine
Department:	Vienne
Bed:	4
Bath:	3
Floor:	267 m2
Plot Size:	22730 m2

## IN BRIEF

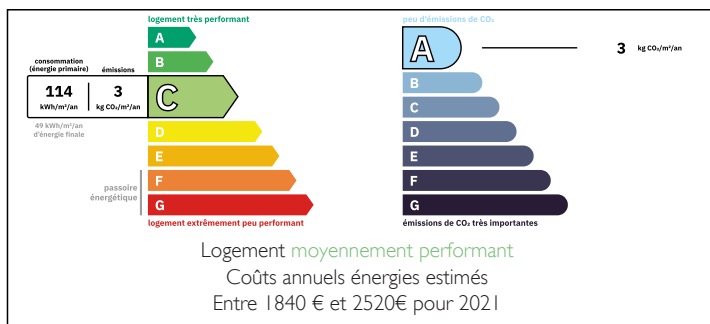
This super stylish modern house was built to the vendors own high specification in 2007 and truly has a great wow factor and must been seen to be appreciated.

Located in a beautiful setting in a small hamlet on the outskirts of Availles Limouzine this lovely property really is super spacious, airy and bright. There is double glazing, a geothermic heat pump, and the house has been cleverly constructed to benefit from lots of sunlight from every aspect.

The house has 4 bedrooms, 2 bathrooms and a downstairs cloakroom. an office, a laundry room, a dressing/changing room and upstairs there is a spacious mezzanine with a lounge area and music area, there are three bedrooms, 2 with balconies and a large shower room and a further wc. A garage, courtyard, loggia and gardens/land to the exterior.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

On arrival at the property there is a driveway leading to a parking area and covered courtyard with access to the garage.

On entering the front of the property there is an entrance hallway leading on to a downstairs cloakroom leading on to an office which has a large window letting in lots of light. From the office there is a walk-in dressing/changing room equipped with a built in wardrobe and an area for coats, shoes etc. Out from the dressing room is the laundry room with space for washer, dryer and space for ironing board etc. Following on from the laundry room is the conservatory area with a seating area and tv area. The dining area is just beyond again profiting from lovely views from the large windows. The kitchen area is well equipped with a range of cabinets and a built in cooker and ceramic hob, there is large fridge/freezer. There is a breakfast bar and space for a dining/breakfast table, just beyond is the lounge area with views out from the large patio doors leading onto the front terrace. There is a master suite with dressing area, full bathroom and bedroom with private terrace.

To the first floor via a modern staircase leading upto the large mezzanine which has a space for a sofa and seating area and there is currently an area designated for music (drums) .

The mezzanine leads off...