

Beautiful 5 bedroom home with pool, gardens and terrace in the Loire Valley - the perfect holiday retreat

EXCLUSIVE



INFORMATION

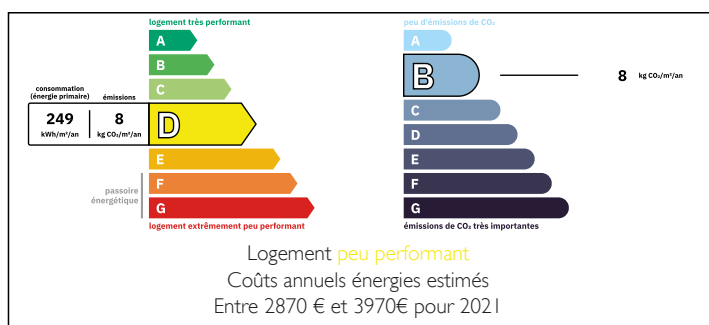
Town:	Bournand
Department:	Vienne
Bed:	5
Bath:	3
Floor:	167 m2
Plot Size:	2945 m2

IN BRIEF

Nestled in the heart of the Loire Valley close to a village, this stunning 5 bedroom home blends traditional French charm with modern comfort. With 217 m² of living space, including an elegant living room with wood burner, country style kitchen, sun terrace and elegant bathrooms, it's perfect for family living or a holiday retreat. Outside there is a heated pool, charming pool house and a shaded sitting area, ideal for alfresco dining. Additional amenities include a large covered parking area, outbuildings and stunning caves. Located in the renowned Loire Valley wine region, close to Chinon and Saumur with their amazing Chateaux, this area offers a rich cultural heritage, stunning vineyards, and a welcoming community. Experience the tranquil lifestyle in this exceptional property.



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

The Property

Enter into this beautiful home and to your right is a cosy but sophisticated living room. Full of character with stone floor, oak beams and wood burning stove this is a perfect space for relaxing and entertaining.

To the left of the entrance is a gorgeous open-plan kitchen with a central island. The fully fitted kitchen features high-end appliances, a stone floor, exposed beams, and country-style cupboards. The kitchen combines rustic charm with modern convenience and includes a cozy seating area, perfect for casual meals or gatherings. The space also has stairs leading to the first floor.

Pass through the kitchen to the left, and you'll step into a gorgeous garden room offering stunning views of the peaceful countryside. Behind the kitchen, there is a further space, currently serving as a utility room and scullery. With its direct access to the garden and a downstairs shower room, this space has the potential to be converted into a lovely ground-floor bedroom.

Take the charming, painted wooden staircase to the first floor where you will find four bedrooms, a home office space, two luxurious bathrooms and separate WC.

All the bedrooms have been beautifully decorated and offer a combination of traditional features and modern comfort. The master suite, found in the turret, enjoys beautiful countryside views, has a Juliette balcony, en suite luxury shower room and stairs to a potential fifth bedroom or home office space.

This beautiful home has been decorated with taste and finished to perfection.

The...

LOCAL TAXES

Taxe foncière: 691 EUR

Taxe habitation: EUR

NOTES