

Ideal Yoga retreat! New build vast four bedroomed property with river views on almost two acres of land.



## INFORMATION

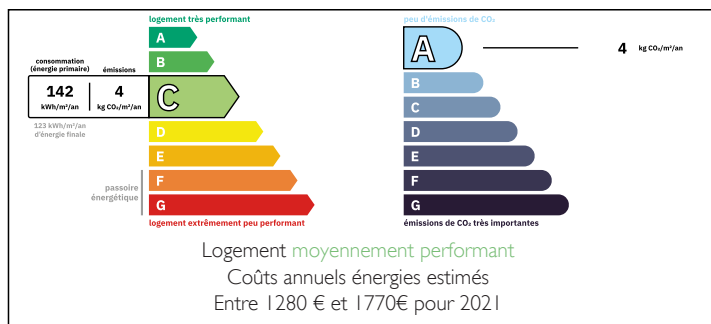
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	4
Bath:	4
Floor:	288 m2
Plot Size:	7461 m2

## IN BRIEF

Built in 2012, this secluded spacious contemporary home offers stunning views of the Vienne River and is set on private grounds, making it an ideal family home or a tranquil yoga retreat.



## 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 ground floor includes two cellars (37m<sup>2</sup> and 30m<sup>2</sup>), a double garage, a single garage (each 82m<sup>2</sup>), and a storage room (20m<sup>2</sup>), offering ample space that could easily be converted into additional rooms, or even a spa and treatment area to create the perfect wellness retreat.

On the first floor, the home opens into a welcoming entrance hall with a WC (20m<sup>2</sup>). A spacious lounge and living room with a cozy wood-burning stove (78m<sup>2</sup>) provide a warm gathering space, complemented by a covered terrace (40m<sup>2</sup>) for outdoor relaxation. The floor also includes a fitted kitchen (25m<sup>2</sup>), a utility room (9m<sup>2</sup>), an office, and two large bedrooms (17m<sup>2</sup> and 14m<sup>2</sup>), each with a private bathroom and WC (7m<sup>2</sup> and 8m<sup>2</sup>).

The second floor features two additional large bedrooms (18m<sup>2</sup> and 14m<sup>2</sup>), each with its own bathroom and WC (8m<sup>2</sup> and 7m<sup>2</sup>), and a 10m<sup>2</sup> balcony, perfect for enjoying peaceful views.

The home is fitted with central heating radiators but no boiler, a wood-burning stove, double glazing, and a compliant individual sanitation system.

Enquire now for more information or to book a viewing to really appreciate this fantastic property.

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

## LOCAL TAXES

**Taxe foncière: 289 EUR**

**Taxe habitation: EUR**

## NOTES