

Beautiful Manor house, 5 bedrooms, heated pool and large paddock with outbuildings.

EXCLUSIVE

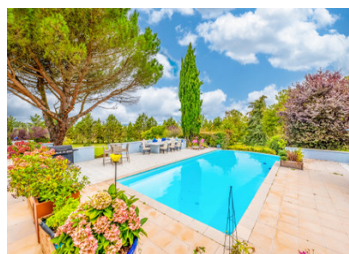


INFORMATION

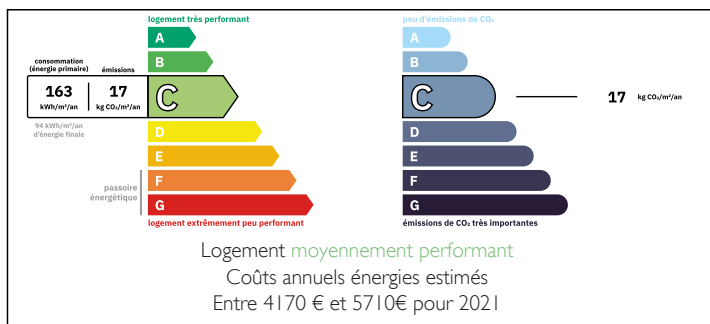
Town:	Availles-en-Châtellerault
Department:	Vienne
Bed:	5
Bath:	5
Floor:	397 m2
Plot Size:	46000 m2

IN BRIEF

A perfect blend of modern countryside living and everyday convenience, this tranquil property offers 397 m² of stylish accommodation over two floors. Featuring five generous double bedrooms (four en-suite), a sleek contemporary kitchen, and four to five spacious reception areas, it provides comfort and versatility throughout. The property also includes approximately 477 m² of total usable space, with a basement level housing a double garage, pump room, gym, and games room—ideal for modern family living.

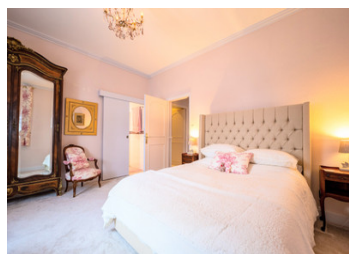


ENERGY - DPE



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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: 2988 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter through electric gates onto a circular driveway surrounded by mature, park-style gardens, leading to impressive double doors that open into a grand vaulted entrance hall featuring a sweeping staircase and magnificent chandelier.

The light-filled L-shaped living and dining rooms boast marble floors, feature fireplace, and four triple-aspect windows, with bi-fold patio doors opening onto a terrace—perfect for enjoying spectacular sunsets over the lawn and the Vienne river beyond. The spacious dining area easily seats 20 guests, ideal for entertaining.

A modern kitchen connects seamlessly with the dining space, complete with a large breakfast bar, corner seating, tiled floors, and high-end appliances including Neff double oven/microwave, induction hob, dual wine fridges, and an American-style fridge freezer. Double patio doors lead to a sunny kitchen terrace.

The east wing's ground floor houses the master suite with double-aspect views over the paddock, fitted wardrobes, and a luxurious ensuite. Additional bedrooms and bathrooms, including an ensuite bedroom and family bathroom, offer versatile accommodation. A separate laundry/utility room and access to the heated infinity pool terrace complete the layout.

Upstairs features a double reception room with an office/library, TV room with vaulted ceiling, and a second master suite boasting panoramic views, balcony, and ensuite. Two further bedrooms include ensuites and ample storage throughout.

Outside, enjoy a private, heated infinity pool with an outdoor kitchen and dining area, multiple terraces, a mini tennis court, and extensive landscaped gardens featuring a variety of trees and edible plants. The 4.5-hectare grounds include paddocks, outbuildings, and secure...