

Large modern, light-filled property, currently run as a B&B, set in the heart of its own green haven with pool



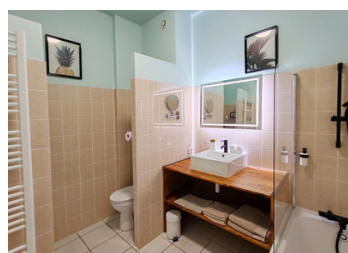
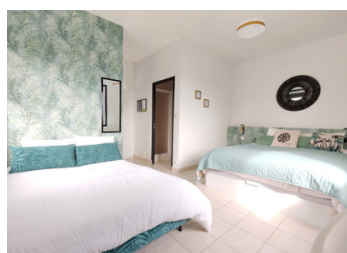
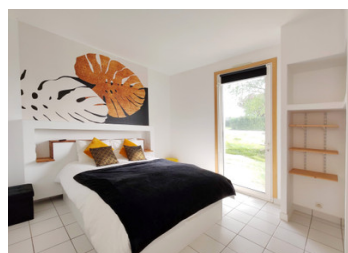
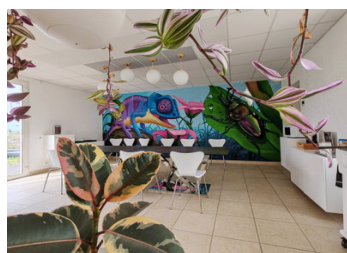
INFORMATION

Town:	Saint-Martin-la-Pallu
Department:	Vienne
Bed:	9
Bath:	9
Floor:	522 m2
Plot Size:	12000 m2

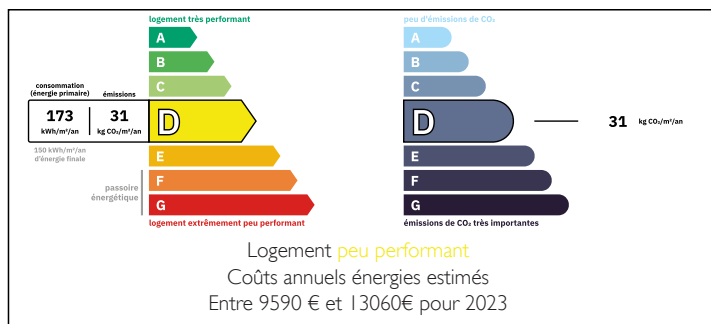
IN BRIEF

Set in over a hectare of mature gardens in the heart of the French countryside, just above a pretty little village, this modern property offers over 500m² of habitable space, with 4 “wings” set around a central atrium of just over 10 x 10m. The property, currently run as a successful B&B, offers 6 guest suites, 3 on the ground floor and 3 upstairs, currently arranged as 4 double rooms, 1 twin and one family room, each with dressing area and private ensuite bathroom. An owner's/manager's suite, consisting of a bedroom, bathroom, dressing room and study, occupies the upstairs part of the opposite wing. Outside, and 18 x 6m swimming pool (treated with salt), a guest house and a studio complete the property.

Within easy access of Poitiers (just over 20km away) with its airport and TGV station. The...

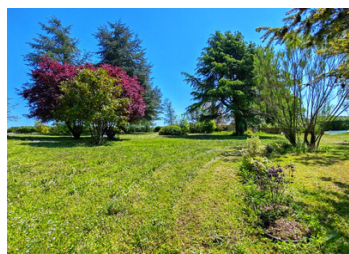


ENERGY - DPE



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: 3544 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Arriving at the property past vineyards and rolling scenery, you enter through the gates where the drive leads you up to a large drive-through porch, allowing you to park right outside the main entrance.

Beyond the light and airy entrance hall (12.5m²) you enter directly into the spacious central atrium (112m²), currently filled with the owner's impressive collection of cacti. Ahead is the vast living/dining room (93m²) with corner bar and wood-burning stove, from which 3 huge patio doors lead out onto a terrace overlooking the garden. To the left, the "guest" wing consists of 3 separate suites (from 21 to 24m²) on the ground floor, all accessible from the central atrium and each offering a double bedroom with built in wardrobe and ensuite bathroom. To the right, the "private" wing consists of a kitchen (27m²) with direct access to the dining end of the communal living area, a reception (22m²) as well as an office (13.5m²) and WC (2.5m²) as well as a private terrace and access to the stairs both up to the first floor and down to the basement, as well as a service lift.

Upstairs, the "guest" wing offers 3 further suites, one double (18m²), one twin (17m²), and one family room (21m²) (the latter two rented out as one unit for larger families), all with their own ensuite shower and WC. A door at the end of the corridor serving these suites opens up onto the huge roof terrace (above...