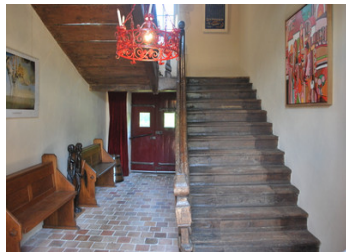


A beautiful renovated 18th Century maison de maître with attached gite, garden and natural swimming pool



INFORMATION

Town:	Luchapt
Department:	Vienne
Bed:	4
Bath:	1
Floor:	465 m2
Plot Size:	5944 m2



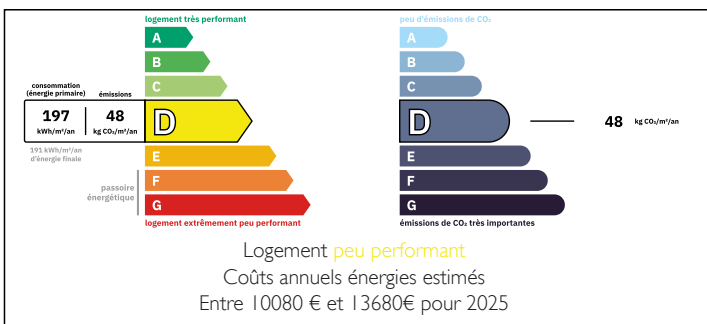
IN BRIEF

Built in circa 1742 and situated in a quiet hamlet - enter through the stunning dovecot tower into a front courtyard with outbuildings and hangers for parking

An attached one bedroom gite with separate entrance - a pretty garden to the rear with a natural swimming pool with great views across the countryside

Impressive large rooms all renovated to a high standard - The owner has found the correct balance of maintaining the old charm of the property but bringing it into the 21st century

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

A grand old oak door takes through to a magnificent entrance hall 6.9m x 3.5m - toilet under stairs and a door to garden to the rear

Kitchen / dining room 6.5m x 6.5m - High end fitted kitchen with polished concrete worktops, island, built in appliances

Boiler room / utility 3.7m x 2.2m

Salon 6.5m x 6.6m with large fireplace - windows to front and rear of the property

Large shower room - wet room for two persons, double sinks, toilet, sunken bath / jacuzzi - on the mezzanine above 6.6m x 6.6m you have a sauna for 6 people to unwind from the stresses of the day

There is an independent attached gite that shares the bathroom and sauna facilities

Comprising of an open plan living / dining room and kitchen 6.7m x 6m and a bedroom upstairs of 3.6m x 6m

First floor main house

Bedroom 1 - currently used as a library / office 6.5m x 6.6m

Bedroom 2 6.5m x 6.7m

2nd Floor - a large room / bedroom 3 but ability to create a 4th if desired 9.2m x 6m and 7m x 6m

Outside to the front is a pretty courtyard with outbuildings and hangers to park your vehicles - workshop of 7.7m x 3.4m and hanger of 11.5m x 4.7m

Barn 15.4m x 10.2m

To the rear there is a beautiful garden with mature trees, well and a natural swimming pool - fantastic views over the valley / countryside

The house is attached on...

LOCAL TAXES

Taxe habitation: EUR

NOTES