

## Charming 1930s Lakeview Home with Terraced Gardens, Balcony, Pool & Spacious Open-Plan Living

EXCLUSIVE



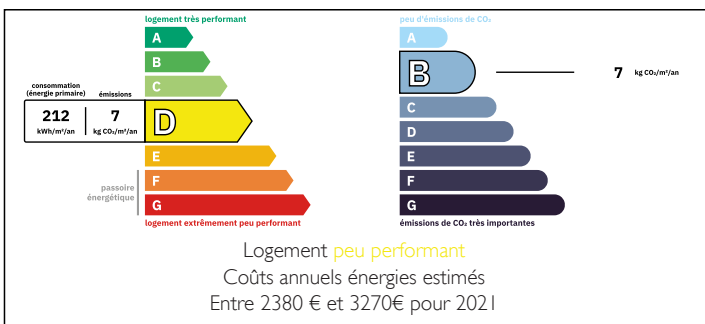
## INFORMATION

Town:	Saint-Georges-de-Noisné
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	189 m <sup>2</sup>
Plot Size:	4500 m <sup>2</sup>

## IN BRIEF

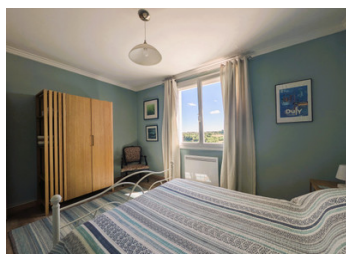
Fully modernised 1930s home with classic architectural features, set over three levels with stunning lake views. South-facing terraced gardens, a large balcony, and multiple patios maximise outdoor living. The main floor has a spacious open-plan kitchen/living area with granite worktops, high-spec appliances. Two sets of patio doors open onto the full-width balcony. Also on this level: a separate dining room, south-facing double bedroom, and bathroom. A striking spiral staircase leads to a mezzanine with a study, sewing room/bedroom, and a luxurious master suite with private shower room. The lower level offers a utility, shower room, wine cave, and a cosy winter sitting room/occasional bedroom with pellet burner and terrace access. Mature landscaped gardens feature a hexagonal pool, hidden terrace, and retractable sunshades. A perfect blend of period style and modern comfort in a peaceful setting ideal for walking...

## 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.



## DESCRIPTION

This beautifully modernised 1930s home blends timeless architecture with contemporary comfort, all set in the peaceful and picturesque village of Clavé in the Deux-Sèvres (Dept. 79), western France. With stunning, uninterrupted views across the lake at Clavé, this unique three-level property offers spacious, flexible living, thoughtfully designed to make the most of its south-facing aspect and natural surroundings.

### Exterior & Outdoor Living

The house's traditional white façade and slate roof retain its period charm, while the interior and outdoor spaces have been fully updated to offer modern living at its best. The south-facing terraced gardens are mature and well landscaped, offering a mix of open patios, shaded seating, and lush planting. From the large balcony that spans the width of the property, to the generous lower terrace and secluded garden nooks, there are endless spots to relax and take in the panoramic views of the lake and surrounding countryside.

A hexagonal swimming pool sits nestled in a private corner of the garden, surrounded by established shrubs. The main patio features large retractable sunshades, perfect for outdoor dining and entertaining, while still enjoying the natural beauty and tranquillity of the setting.

### Interior Layout

#### Main Level

The main entrance opens into a vast open-plan living space combining kitchen, lounge, and informal dining areas. The room is flooded with natural light thanks to two sets of patio doors that open onto the south-facing balcony, making this a stylish and sociable heart of the home.

The kitchen is fully equipped with high-spec appliances and features...

## LOCAL TAXES

Taxe foncière: **764 EUR**

Taxe habitation: **EUR**

## NOTES