

Outstanding 4 bed house with attached single storey studio, pool and land in a peaceful hamlet.



INFORMATION

Town:	Mauprévoir
Department:	Vienne
Bed:	5
Bath:	5
Floor:	283 m2
Plot Size:	28050 m2



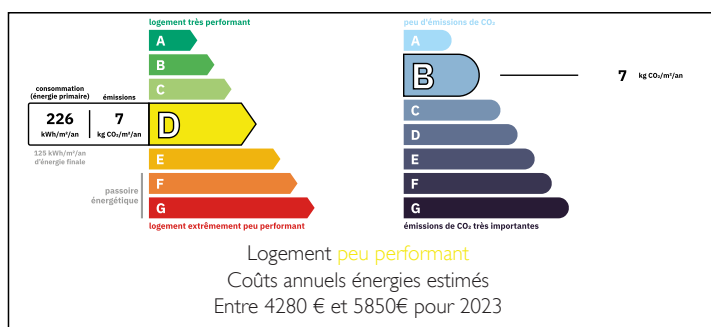
IN BRIEF

Nestled in a peaceful hamlet just a few minutes from the heart of the village of Mauprévoir, this beautifully presented property offers either a spacious family home or a well-established commercial venture. The larger property has four generously sized bedrooms—three of which boast bright and modern ensuite bathrooms, and charming living rooms with stone feature walls and woodburning stoves. The breathtaking in-ground pool is surrounded by a gorgeous private sun terrace with an area for outside dining.

The attached single storey property has an open plan living space, modern bathroom, bedroom and office with second mezzanine bedroom above. The central courtyard has a pretty decking area where you can enjoy the peace and quiet with a good book and the gardens have a stunning view over the land and valley beyond.

Currently this property is a well...

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 habitation: EUR

NOTES

DESCRIPTION

The established and successful B&B/Gîte property is full of charm, combining modern comfort with traditional features. At its heart are bright and welcoming reception rooms, with characterful stone feature walls and cosy woodburning stoves, creating a sense of warmth and homeliness. These spaces are perfect for relaxing as a family or welcoming guests, and their layout lends itself well to both private living and communal entertaining with a large kitchen/dining room.

Accommodation is generous, with four bedrooms in total. Three of these benefit from bright, modern ensuite bathrooms, designed with stylish fittings and contemporary finishes. The ensuite arrangement makes this house particularly well suited for guest use, as each room offers privacy and comfort. The fourth bedroom is a pretty, single bedroom. The balance between traditional character and modern upgrades gives the main house a timeless appeal. It is ready to move into, offering immediate comfort while still allowing scope for new owners to add their own touches.

A real highlight of the property is the attached single-storey owners' accommodation, designed to provide privacy and independence while remaining close to the main house. This self-contained space includes an open-plan living area that feels bright and spacious a modern bathroom, and a comfortable bedroom.

There is also a dedicated office, ideal for anyone working from home or managing bookings, and a mezzanine level that serves as a second bedroom or additional sleeping space for family and friends. This thoughtful layout ensures the owners can enjoy their own retreat while...