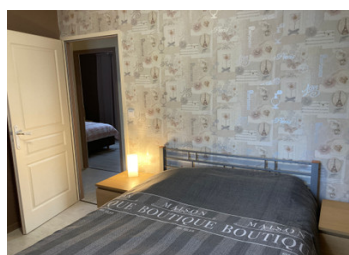


Beautiful, renovated, riverside property, 5 bedrooms in total, with pool, garages and studio/gîte.

EXCLUSIVE



INFORMATION

Town:	Le Vigeant
Department:	Vienne
Bed:	5
Bath:	3
Floor:	256.68 m2
Plot Size:	1868 m2

IN BRIEF

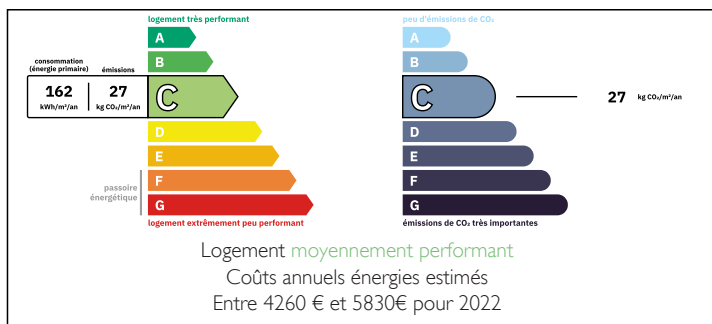
Set in a friendly hamlet, this beautifully renovated, riverside property offers 4 double bedrooms (including one conveniently on the ground floor) as well as a spacious, light-filled living area with glorious views, in the main house.

The attached but independent 1-bedroom studio provides flexibility for guests, family, or even rental income with its modern kitchen and bathroom.

Outside, enjoy the stunning in-ground, heated, pool with terrace, large garden, garages, and gated driveway.

The highlight of this fabulous property has to be the outstanding view, and access to the river meandering past the end of the garden – the perfect blend of comfort, character, and natural beauty.

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 habitation: EUR

NOTES

DESCRIPTION

This beautiful semi-detached property has been re-roofed and renovated inside and out.

A large entrance porch, with plenty of space for boots and coats, welcomes you into the main house that leads through the hallway to the outstanding living area and kitchen. This superb space runs the full width of the house with sliding glass doors and glorious views over the pool, garden and river at the rear of the property.

There is another reception room on this level, perfect home office or snug, as well as a good sized double bedroom, shower/wet room and separate toilet.

The impressive staircase leads up to the first floor. There are 3 double bedrooms, 2 to the front of the house, 1 to the rear, a newly installed modern bathroom with shower cubicle and a separate lavatory all accessed from the central corridor.

The studio/gîte is accessed via patio doors from the pool terrace into a well thought out living area with new corner kitchen. There is a good sized double bedroom and a new bathroom with walk-in shower, wc, sink and electric towel rail.

The outside space with this house is exceptional. The attractive heated in-ground pool is surrounded by a large terrace, with plenty of space for sunbathing and outdoor meals under the awnings. Steps lead down to the gravel driveway, with gated entrance, that leads to the large garage and workshop space. Between the garage and the studio is another space with patio doors facing...