

Perfect peace only ten minutes from town - modern 3-bed house on 8 acres of garden, mature woodland, & spring



## INFORMATION

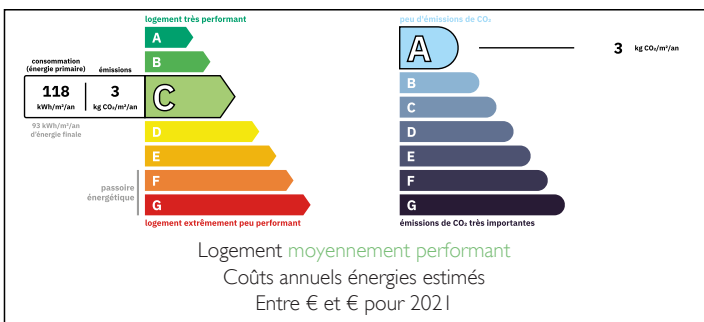
Town:	Senillé-Saint-Sauveur
Department:	Vienne
Bed:	3
Bath:	2
Floor:	187 m2
Plot Size:	32000 m2



## IN BRIEF

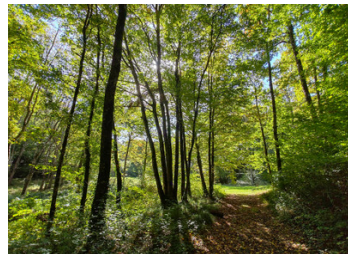
This 3 bed (could become 4) modern house has been thoughtfully designed to offer a light, spacious and comfortable living solution. Set back from the road, with 8 acres of garden, woodland, and meadowland, complete with an ancient spring which once drew pilgrims who sought out its alleged healing properties, and the remains of a chapel that was constructed on that spot, you won't find a more peaceful slice of countryside in which to unwind. And yet the town of Châtelleraut, with TGV station, university hospital, shops, restaurants, sports and cultural facilities, and access to the A10 motorway, is a mere 5 miles away! The local village has its own infant and junior schools and you also have access to the wider Châtelleraut bus service network.. For tourists, Futuroscope/Aquascope, several châteaux of the Loire, and plenty of other attractions...

## 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

Benefiting from a superb position, boasting the perfect combination of tranquil countryside and easy access to shops and services, this house, whilst providing every comfort inside, is firmly rooted in its surroundings, its trademark ceiling-height fully-glazed doors bringing the best of the outside in and offering each and every bedroom direct access to the garden and woods and meadow beyond.

A generous gravelled drive sweeps around from the road to the understated main door and undercover parking to the rear. Upon entering through the "front" door, you can choose to turn right into a handy utility room (8.7m<sup>2</sup>) from which a further door leads back out to the undercover parking area, meaning that you can unload the car without having to brave the rain, wind, hot sun or whatever. Back in the entrance hall, a door opposite that to the utility room opens onto the kitchen (6.4m<sup>2</sup>), which in turn is open to the vast yet cosy main dining/living/study space (48m<sup>2</sup>) featuring a modern wood-burner and a total of 3 double patio doors, all leading onto the raised terrace and offering spectacular views over the lawn and the woods beyond. Openings to either side of the fireplace lead back to the central hall area (10m<sup>2</sup> including the part up to the front door) off which is a WC with washbasin (1.7m<sup>2</sup>) and to your left, the master bedroom (25m<sup>2</sup>) with en-suite shower room (4m<sup>2</sup>).

Stairs lead down to the garden level, where you arrive in...

## LOCAL TAXES

**Taxe foncière:** 1202 EUR

**Taxe habitation:** EUR

## NOTES