

Superbly located 4 bed property set in nearly 2 acres of parkland in a town with a UNESCO listed Abbey

EXCLUSIVE



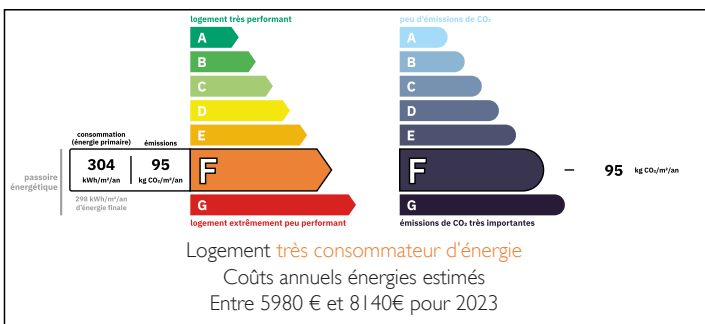
INFORMATION

Town:	Saint-Savin
Department:	Vienne
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	6386 m2

IN BRIEF

Superbly located 4 bed property set in nearly 2 acres of parkland that feels like living in the countryside yet is within easy walking distance of the town square and the Abbey of Saint-Savin. The property is accessed via a gated driveway which offers plenty of room for parking and also sweeps round and down into the garage in the basement of the property from which the house can be directly accessed. Steps to the outside lead to a patio in front of the house, which has a built in BBQ with stone table and benches offering a fantastic view over the park. The property has an entrance hall, kitchen, living/dining room, a large conservatory, a shower room and 2 bedrooms on the ground floor. And on the 1st floor, there are 2 more bedrooms, a jack &...

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

Superbly located 4 bed property set in nearly 2 acres of parkland that feels like living in the countryside yet is just a short walk from all of the amenities the town centre has to offer including the Romanesque Abbey and several bars/restaurants, banks etc. The property is accessed via a gated driveway which offers plenty of room for parking and also sweeps round and down into the garage in the basement of the property from which the house can be directly accessed. Steps to the outside lead to a patio in front of the house, which has a built in BBQ with stone table and benches offering a fantastic view over the park. The property has an entrance hall, kitchen, living/dining room, a large conservatory, a shower room and 2 bedrooms on the ground floor. On the 1st floor, there are 2 more bedrooms, a Jack & Jill bathroom and a kitchen/dining room, ideal for use as a BnB or for 2 families. This beautiful property is conveniently situated around 45kms from Poitiers airport, TGV and also the autoroute A10 from Paris to Bordeaux making it around 4 hours from the western cross channel ferry ports and around 6hrs from Calais. Property in the town is much sought after and the river Gartempe passes through it which adds to the picturesque quality of the setting. If this is the life you are seeking in France then you only have to come and make...

LOCAL TAXES

Taxe foncière:	1960 EUR
Taxe habitation:	EUR

NOTES