

Countryside Estate with Gîte, Pool & Tennis Court



INFORMATION

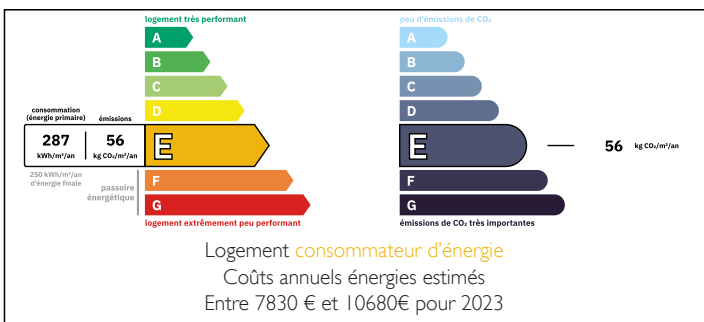
Town:	Saint-Savin
Department:	Vienne
Bed:	7
Bath:	4
Floor:	285 m2
Plot Size:	8715 m2

IN BRIEF

Located at the end of a peaceful countryside hamlet, this spacious property offers privacy, generous living space, and excellent income potential. Set on approximately 8,000 m² of land, it includes a large family home with six bedrooms and an office, as well as a separate one-bedroom gîte ideal for guests or holiday rentals.



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

Set at the peaceful end of a small hamlet in the countryside, this substantial property offers privacy, generous living space, and excellent income potential. Surrounded by approximately 8,000 m² of land, the estate combines comfortable family living with versatile outbuildings and leisure facilities.

The main house opens into a welcoming hallway. From here, you'll find a ground-floor bedroom, while to the opposite side there is a laundry room and separate toilet. Moving further into the home, a spacious living room with a wood burner provides a warm and inviting heart to the house. This leads through to a dining room, which connects directly to the kitchen, creating a practical flow for everyday living and entertaining.

Upstairs, the property offers five bedrooms, a family bathroom, an en-suite shower room, and a dedicated office space, making it ideal for larger families or those working from home.

Separate from the main house, the gîte provides an excellent opportunity for guest accommodation or rental income. It includes an open-plan kitchen and living room, a shower room, and one bedroom.

The outdoor areas are equally impressive. A summer kitchen makes dining easy during the warmer months, while the 11.5 m x 6 m swimming pool (2.8 m at its deepest end) and private tennis court offer fantastic leisure facilities.

The property also benefits from extensive outbuildings, including one large barn, three garages, and a workshop, providing ample storage or potential for further development. In addition, a separate building includes a gym space with an...

LOCAL TAXES

Taxe habitation: EUR

NOTES