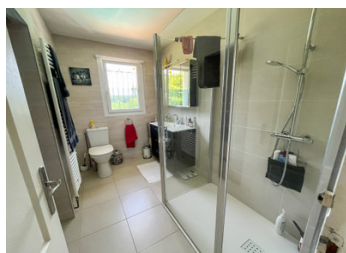


Beautifully presented modern property with 10x4m swimming pool and a separate 2-bed gîte - 5km from Civray!

EXCLUSIVE



INFORMATION

Town:	Saint-Pierre-d'Exideuil
Department:	Vienne
Bed:	6
Bath:	2
Floor:	181 m2
Plot Size:	2650 m2

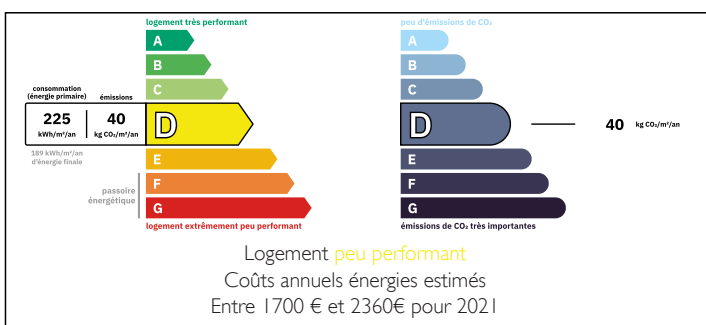
IN BRIEF

Set on the edge of a quiet hamlet just 5 minutes from the lovely riverside town of Civray with its shops, restaurants, bars and market, this beautifully presented modern property has the added benefits of a private swimming pool and a lovely self-contained gîte too.

The main house is filled with light and comprises a stunning terrace overlooking the garden, a beautiful lounge with wood-burner, a brand-new kitchen, three bedrooms (one of which is currently used as a dining room) and a new bathroom with large shower.

In the basement there are two rooms, one of which is used as a music room and the other an office / fourth bedroom. There is also a utility area, wine cellar, store room and a large garage too.

ENERGY - DPE



To the rear of the property is the swimming pool

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 on the edge of a quiet hamlet just 5 minutes from the lovely riverside town of Civray with its shops, restaurants, bars and market, this beautifully presented modern property has the added benefits of a private swimming pool and a lovely self-contained gîte too.

The main house is filled with light and comprises a a stunning terrace overlooking the garden, a beautiful triple-aspect lounge with wood-burner, a brand-new kitchen with all modern appliances, three bedrooms (one of which is currently used as a dining room) and a newly-renovated bathroom with large walk-in shower.

In the basement there are a further two rooms, one of which is used as a music room and the other an office / fourth bedroom. There is also a handy utility area, wine cellar, store room and a large garage too with new electric garage door (space for three cars).

To the rear of the property is the 10x4m swimming pool with its surrounding terrace and pergola.

The separate gîte includes a kitchen/lounge/diner, 2 double bedrooms, A WC and a shower room too.

Surrounded by beautifully manicured gardens, this property is truly magnificent both inside and out.

Room dimensions :

Hallway : 11m²

Lounge : 32m² with wood-burner

Kitchen : 11m² (newly installed with all modern appliances)

Shower Room : 6m² (newly installed with large walk-in shower)

Bedroom 1 : 13m² with wardrobe

Bedroom 2 : 13m² with wardrobe

Bedroom 3 : 10m² (currently used as a dining room)

Basement :

NOTES