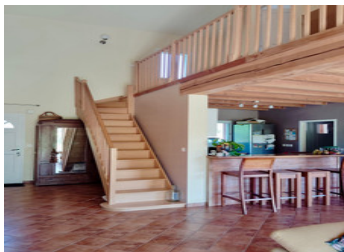


## Modern 5-Bedroom Family Home Near Poitiers, France – Energy Efficient & Move-In Ready



## INFORMATION

Town:	Boivre-la-Vallée
Department:	Vienne
Bed:	5
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	813 m <sup>2</sup>



## IN BRIEF

Beautiful Family Home in a Peaceful Setting – La Chapelle-Montreuil, France

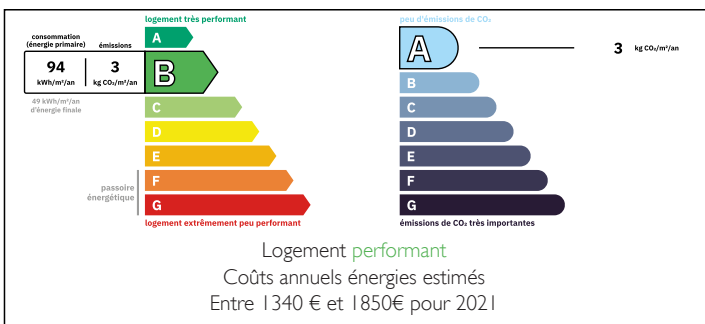
Located in the charming village of La Chapelle-Montreuil, this immaculate family home is move-in ready and requires no renovation.

The property features a bright and spacious 50 m<sup>2</sup> living area, creating a warm and welcoming atmosphere for family life. The lounge opens directly onto a lovely wooden terrace, perfect for outdoor dining and relaxation.

With 5 bedrooms in total, the layout is ideal for families:

- \* Ground floor: 3 bedrooms, shower room, and separate WC.
- \* First floor: 2 additional bedrooms and a bathroom with WC.

## 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

Modern Family Home Near Poitiers, France – 5 Bedrooms, Energy Efficient & Move-In Ready

Located in the peaceful village of La Chapelle-Montreuil, just 20 km from the city of Poitiers, this beautifully maintained family home, built in 2011 with high-quality materials, offers the perfect combination of comfort, space, and energy efficiency.

The ground floor features a bright and spacious open-plan living area of over 50 m<sup>2</sup>, seamlessly connected to a fully fitted and equipped kitchen, along with a practical utility/laundry room. The sleeping area includes three bedrooms with built-in wardrobes (11.75 m<sup>2</sup>, 12.15 m<sup>2</sup>, and 13.20 m<sup>2</sup>), a modern shower room, and a separate WC.

Extending from the living room, a lovely wooden pergola-covered terrace overlooks the landscaped 800 m<sup>2</sup> garden, creating an ideal setting for outdoor dining and relaxation.

Upstairs, a landing leads to two additional bedrooms and a second shower room with WC, providing flexible space for family, guests, or remote working.

Additional features include a 27 m<sup>2</sup> garage, underfloor heating powered by a heat pump (recently upgraded outdoor unit), double-flow ventilation (MVHR), and RJ45 network connections throughout the home.

Move-in ready and requiring no renovation, this attractive property is ideal for families seeking modern living, tranquility, and excellent access to Poitiers and the wider Nouvelle-Aquitaine region.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **1253 EUR**

## NOTES