

Stunning 5-Bedroom Home with Swimming Pool and Landscaped Park in Civray



INFORMATION

Town:	Civray
Department:	Vienne
Bed:	5
Bath:	4
Floor:	325 m2
Plot Size:	3302 m2

IN BRIEF

Elegance, light and quality craftsmanship define this beautiful property, ideally located just a few minutes from the centre of Civray.

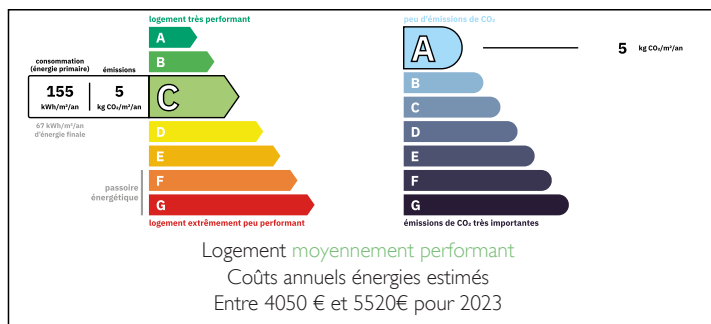
Generous living spaces, high-quality materials, including magnificent marble flooring in the entrance hall, lounge and living room, together with large windows overlooking the landscaped grounds, give this home a timeless elegance.

The five bedrooms provide comfortable accommodation for family and guests, while the spacious mezzanine offers a second lounge with a billiard area, creating the perfect space for relaxation and entertaining.

Outside, the fully enclosed grounds and attractive swimming pool provide a peaceful and private setting in which to enjoy the outdoors.



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.



LOCAL TAXES

Taxe foncière: **3907 EUR**

NOTES

DESCRIPTION

The property comprises:

GROUND FLOOR

- Stunning entrance hall with marble flooring: 21.42 m²
- Bright living room with marble flooring: 46.65 m²
- Dining room: 29.45 m²
- Fully fitted kitchen: 30.24 m²
- WC: 2.90 m²
- Hallway: 4.97 m²
- Study: 11.47 m²
- Bedroom 1: 17.61 m², with en-suite bathroom including bath and shower (10.13 m²) and walk-in dressing room
- Separate WC: 1.37 m²
- Bedroom 2: 12.75 m²
- Shower room with WC: 4.39 m²

FIRST FLOOR

Accessed via a magnificent spiral staircase featuring glass and copper.

- Spacious mezzanine (43 m²) currently used as a second lounge, billiard room and games area
- Shower room: 13.72 m²
- WC: 1.44 m²
- Bedroom 3: 15.39 m²
- Bedroom 4: 22.50 m²
- Bedroom 5: 16.22 m²

BASEMENT

Cellar and gym

OUTBUILDINGS & GROUNDS

A charming detached guest house comprising:

- Living room: 20.82 m²
- Shower room with WC: 3.75 m²
- Mezzanine bedroom: 15 m²