



Kim & Nigel Cowles

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Reference: N12950
Location: Vienne - Availles-en-Châtelleraut
Type: House
Setting: Hamlet
Bedrooms: 5
Bathrooms: 5
Habitable: 397 m2
Land size: 45 909 m2
Condition: 1st Class Condition
Year built: 1970
Heating: Geothermic heat Pump
Shops: 2 Km
Pool: Yes
Outbuildings: Yes



Stunning property in a small hamlet between Poitiers and Châtelleraut offering spacious reception rooms, 5 bedrooms, 4 being en-suite, infinity heated swimming pool, parkland gardens surrounding the house with a 2 hectare paddock, total land is 4.5 hectares which is all fenced. The property has been recently refurbished to include new kitchen and bathrooms, decoration and double glazing.

The property is reached via a circular driveway which leads to the house from the electric gates and accesses the parking area or the double garages in the sous-sol. The property has a double height porch that leads to the double entrance doors. The impressive entrance hall is double height with marble floor, marble staircase which sweeps up to the first floor, double height windows and double doors to the front. To the left are double doors to the triple aspect living room with marble floor, windows to the front and side, french doors to the rear terrace, stone fireplace and coving and ceiling rose. This opens to the dining room which has a marble floor, window to the side and triple french doors to the rear a door leads directly into the kitchen. A door to the right of the entrance hall leads into a further reception room used by the owners as an entertainment area with a lovely bar, carpet and two windows to the front, a door leads into the rear hall. The fully fitted breakfast kitchen is accessed from the rear hall and the dining room. it has a window to the rear, patio doors to the side terrace overlooking the pool, island unit with 2 wine fridges, and wooden breakfast bar, quality integrated appliances including an oven, microwave, induction hob, American fridge/freezer and a built in dining area. The rear hall opens up into a spacious area with door to the rear, door down to the sous-sol area, family shower room and toilet, laundry room and a staircase leads up to the second vaulted living room. Also accessed from the rear hall are the master bedroom suite and a further ensuite guest room. The master bedroom has a hallway with storage leading to the bedroom which has windows to the front and side, carpet and built in wardrobes, the en-suite shower room has a window to the side, large walk in shower, vanity sinks, WC and is tiled. The guest bedroom has windows to the rear and side, carpet and the en-suite has a window to the rear, shower, vanity sink and WC.

The marble staircase from the entrance hall leads to a large galleried landing area with carpet and windows to the front. Bedroom 1 has windows to the front and side, carpet, built in wardrobes and internal oak shutters, en-suite bathroom with window to the rear. Bedroom 2 has windows to the rear and side, door to a balcony with far reaching views over the property and countryside, en-suite shower room with window to the rear and door to the landing. Bedroom 3 has 2 windows to the front, carpet, internal shutters, dado rail and exposed beams. Separate WC with handwash basin. Shower room. Accessed from the landing or via the staircase from the rear hall is an impressive reception room with high sloping ceilings with beams, part carpet and part tiled floor, divided into a comfortable sitting area with doors to the balcony with far reaching views, fitted cupboards and a snug and office with windows to the front and side with internal shutters and a central fireplace with double sided wood burning stove.

In the sous-sol area are the double garages with electric doors, boiler rooms where you will find the controls for the geothermic heating and also an oil fired back up boiler, a gym and storage areas.

The heated infinity pool to the rear of the property has a large paved terrace surround with sitting, dining and cooking areas. The parkland gardens surround the property and are filled with mature deciduous, evergreen and fruit trees, mainly laid to grass there is a short tennis court, area for chickens and to the rear of the property is the paddock with an open hangar and stable with open store. The whole property is securely fenced.

The village centre is 2km away and there is a bakery, epicerie and restaurant. A10 is 10 minutes drive. Châtelleraut is 10km away with TGV station, markets, shops and restaurants. Poitiers airport is 30 minutes away.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 4170 EUR et 5710 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 163 kWh/m2/an EMISSION DE GAZ 17 kgCO2/m2/an

Date de réalisation du diagnostic : 05/09/2023.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 899 950€ *

(* Les honoraires de l'agence sont à la charge du vendeur)

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€899,950

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

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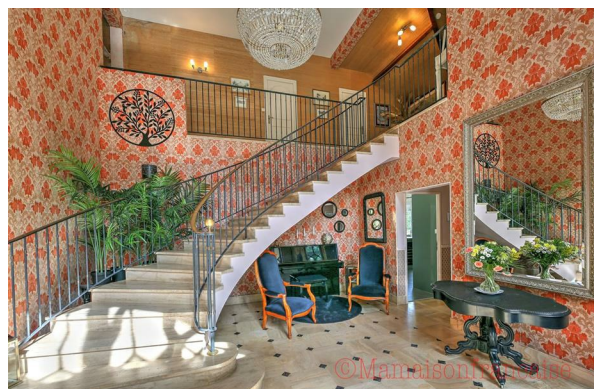


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