

Atypical property with this manor house built on a former abbey. Gîte, swimming pool, grounds, spring.

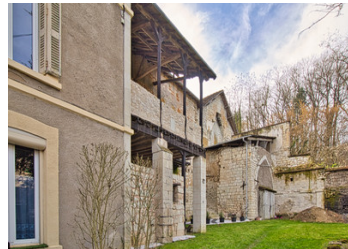


## INFORMATION

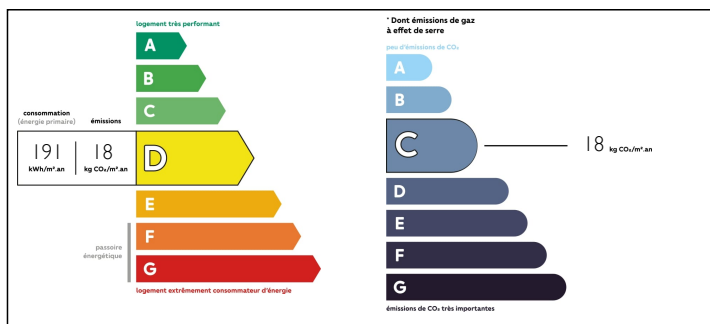
Town:	Vaux-sur-Vienne
Department:	Vienne
Bed:	10
Bath:	5
Floor:	410 m2
Plot Size:	11314 m2

## IN BRIEF

Just ten minutes from Chatellerault in a village with a school, this property comprises a main house of almost 300m2, a 115 m2 house listed as a 3-star gîte with its own swimming pool and fitness area featuring a jacuzzi, sauna and various sports equipment. It is set in 11314m2 of land with a wooded hillside, a building area, fruit trees and a small lake with a continuous spring that is home to trout and carp. Numerous outbuildings and the abbey itself could still be used to create other accommodation in this very touristy region, around 30 minutes from Futuroscope.



## 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.



## NOTES

## DESCRIPTION

### THE PROPERTY IN DETAIL:

A stone's throw from the village centre with school within walking distance, the main entrance is via an automatic gate, there are two other access gates.

Main house (7 bedrooms, 2 bathrooms)

\*on the ground floor

-entrance 3 m2 with wooden staircase

-left bedroom 1, 16 m2

-to the right kitchen 19 m2

-access to separate WC

-5 m2 bathroom with whirlpool bath and 2 washbasins

-From the kitchen, 40 m2 lounge/dining room with 16 m2 mezzanine study.

-From the lounge, access to a 71 m2 reception room with monumental 16th century fireplace. boiler room.

\*On the first floor:

-a landing leads to 2 bedrooms and a shower room and gives access to the upper floor via a miller's staircase.

-shower room 3.8 m2 with Italian shower

-Bedroom 2, 20 m2

-Bedroom 3, 17.5 m2

\*Second floor:

-a 3 m2 landing leads to two bedrooms and a games room, which in turn leads to 2 bedrooms without windows

-Bedroom 4, 20 m2

-bedroom 5, 19.5 m2 access to the first floor of the former abbey from this bedroom

-games room, 20 m2

-Bedroom 6, 11 m2

-bedroom 7, 10 m2

The gîte 115 m2, roof 2 years old

\*DRC:

-living room with kitchen 46 m2

-shower room 6.7 m2

-bedroom 1, 11 m2

-separate WC

\*First floor:

-10 m2 landing leading to 2 bedrooms, 1 WC and a