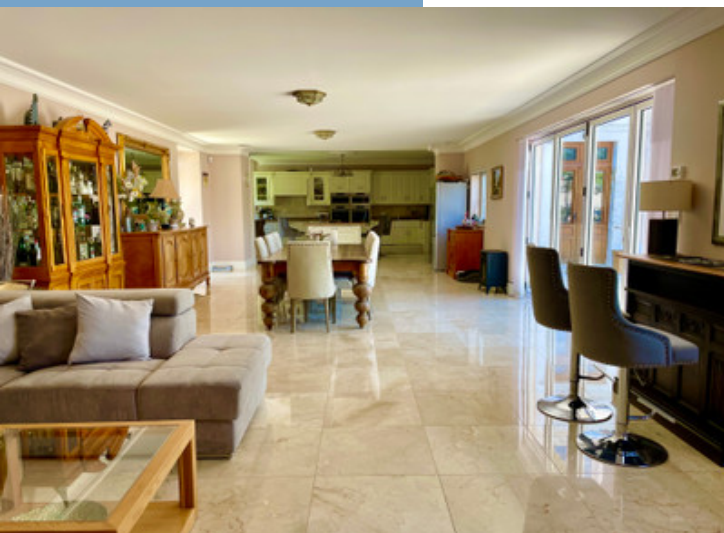
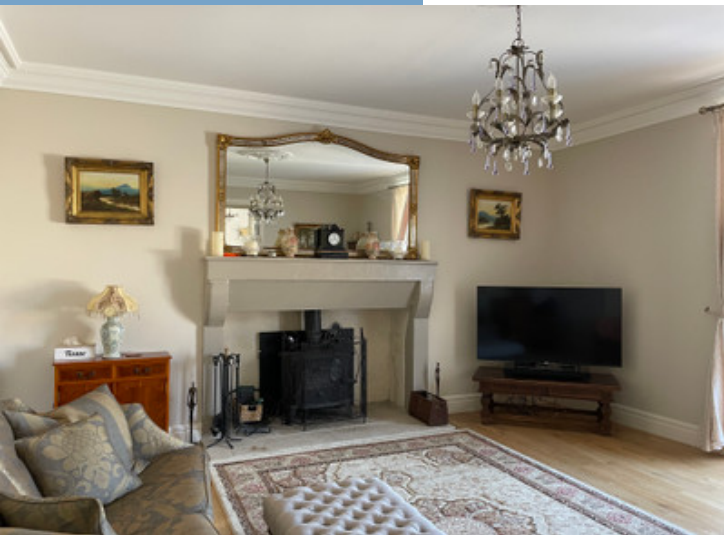




BEAUTIFULLY RENOVATED PROPERTY WITH  
SEVEN EN-SUITE BEDROOMS, THREE/FOUR  
SITTING ROOMS AND WELL-KEPT GARDEN

BEAUTIFULLY RENOVATED  
PROPERTY WITH SEVEN  
EN-SUITE BEDROOMS,  
THREE/FOUR SITTING  
ROOMS AND WELL-KEPT ...



PROPERTY FACT FILE	
REFERENCE	A30440SSA79
PRICE	€ 544,310 £ 451,587* <small>*agency fees included: 6 % TTC to be paid by the buyer (513 500 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	8
ACCOMMODATION	543 m <sup>2</sup>
LAND	4497 m <sup>2</sup>
TOWN	Chef-Boutonne
DEPARTMENT	Deux_Sevres
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Other Drainage, Bams - outbuildings, Well
<small>*Price based on current exchange rate which is subject to change</small>	



- Seven bedrooms and eight bathrooms
- Renovated to the highest of standards
- Air heat source heating and cooling
- High speed fibre optic internet connection
- Conforming septic tank

BEAUTIFULLY  
RENOVATED PROPERTY  
WITH SEVEN EN-SUITE  
BEDROOMS, THREE/FOUR  
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WELL-KEPT ...

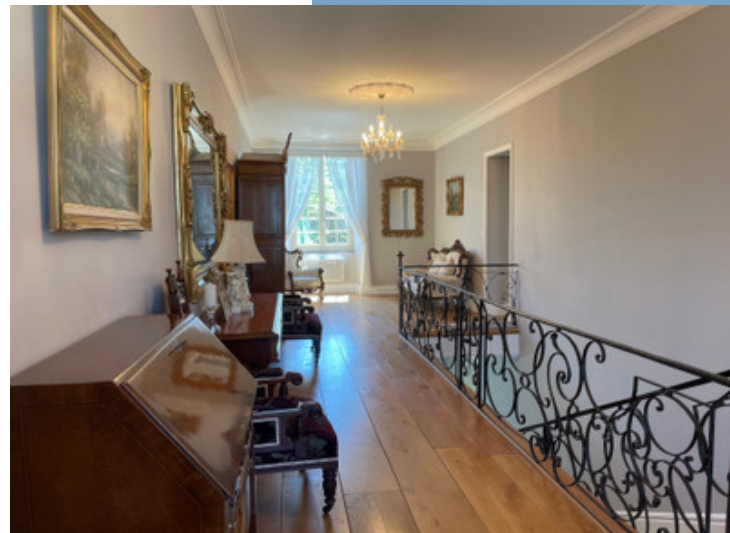
Ref : A30440SSA79

Welcome to this exquisite Maison de Maitre-style property, nestled in the charming village of Ardilleux. Just a short distance from the bustling market town of Chef Boutonne, this stunning estate offers the perfect blend of traditional elegance and modern comfort having been fully renovated over the last eight years to modern day standards by local

## DESCRIPTIF

- Kitchen/dining: The spacious open plan kitchen features luxurious granite worktops and painted oak kitchen units with integrated double ovens, microwaves, dishwasher, electric hob, centre island, larder cupboard and marble flooring. Patio doors from the kitchen/diner lead to a cute front garden with feature well and travertine patio area, perfect for morning coffee. Leading off the kitchen is the open plan dining area, with a further sitting area and double-glazed bi-fold doors overlooking the main garden and travertine patio with feature balustrade surround which leads to a second patio with gazebo.
- Sun room: The expansive sun room, with its original stone walls and floor-to-ceiling glass doors overlooking the garden, is an ideal spot for relaxation.
- Living spaces: Three generously sized sitting rooms, each with oak wooden floors and feature fireplaces with newly installed log burners. One sitting room can be converted to a cinema room with drop-down screen and inbuilt 7.2 surround sound speakers.
- Utility rooms: A large utility room with granite surfaces and painted oak fronted units leads to a shower room with WC. Off the utility room is a further separate utility area housing the air heat source units, water heating and water softener. This room provides ample space for all household needs with further built in painted oak wall and floor units.
- Additional amenities: The ground floor also includes a further separate WC off the main hallway.

Bedroom suite



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30440SSA79>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

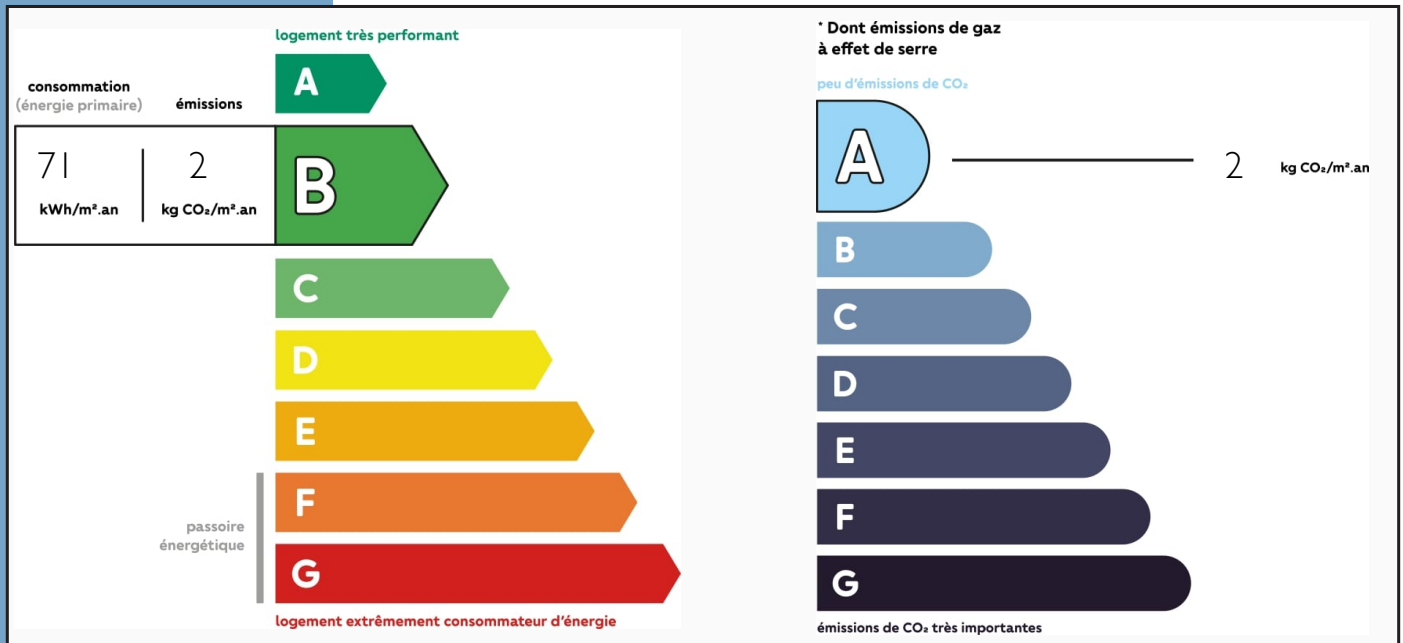
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

BEAUTIFULLY RENOVATED  
PROPERTY WITH SEVEN  
EN-SUITE BEDROOMS,  
THREE/FOUR SITTING ROOMS  
AND WELL-KEPT ...

Ref : A30440SSA79

## ENERGIE-DPE

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



## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A30440SSA79  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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