





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

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### PROPERTY FACT FILE

REFERENCE	A30440SSA79
PRICE	€ 512,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	8
ACCOMMODATION	543 m²
LAND	4497 m <sup>2</sup>
TOWN	Chef-Boutonne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Other Drainage, Barns - outbuildings, Well
*Price based on current exchange rate which is subject to change	





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- 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

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 <u>COMPLETE FILE AND PHOTO ON REQUEST</u>

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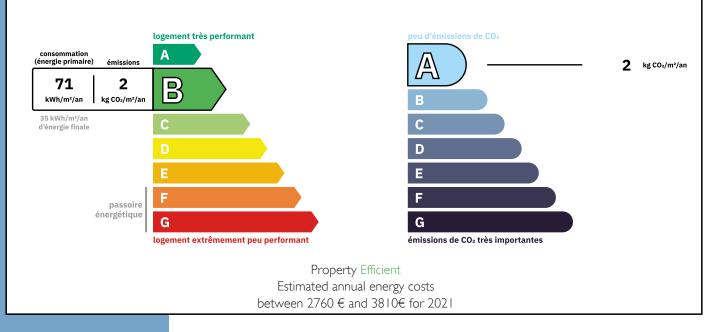




BEAUTIFULLY RENOVATED PROPERTY WITH SEVEN EN-SUITE BEDROOMS, THREE/FOUR SITTING ROOM AND WELL-KEPT ... Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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### **ENERGIE-DPE**



### NOTICE

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## CONTACT

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