

Private domain comprising 2 houses with pool and garage in over 1.5 hectares of gardens and woodland.



INFORMATION

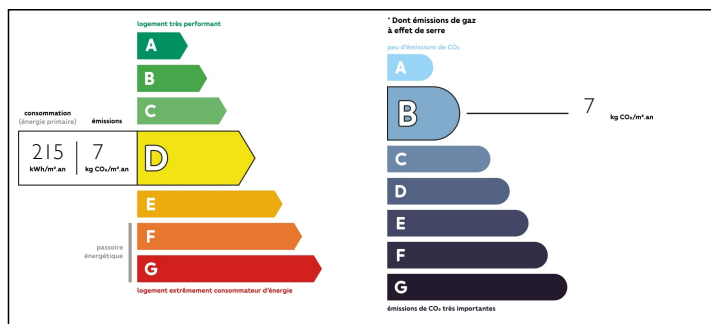
Town:	Colombiers
Department:	Vienne
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	15000 m2



IN BRIEF

An ideal haven for two families or for a family wanting to earn income from a gîte. Between Châtelleraut and Poitiers, only a few kilometres from Futuroscope, these two stone houses, hidden in their own private domain, will seduce you with their panoramic views over the surrounding countryside. This property also benefits from a beautiful in-ground swimming pool, lovely gardens and woodland.

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

A property consisting of two separate houses that each perfectly combine the original character and masonry with the comforts of today. The older house (used as a gite - it's only 20 minutes from Futuroscope here) has an entrance hall created in the original dovecote and also includes a sitting room, fitted kitchen, hallway, WC and veranda on the ground floor, plus a balcony, master bedroom and shower room with WC on the first floor and a dormitory and WC on the second floor.

The second house consists of a more recently converted barn with a large bright living room with fitted kitchen area, central wood burner and access to the outside, plus a conservatory, utility room and WC on the ground floor. Upstairs you will find a master bedroom with dressing room and shower room, 2 further bedrooms with a shared bathroom, and a separate WC off the landing.

An office with WC is accessible via a charming wooden walkway from the outside. Each house has its own terrace and access to the garden, there are caves in the rock on a plot of more than 1.5 hectares which is largely wooded. A garage and a beautiful in-ground swimming pool complete the ensemble.

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