



## For Sale - Pristine, Energy Conscious Bungalow with Pool - Vienne



### Στοιχεία μεσίτη

Όνομα:	Catherine Bower
Όνομα εταιρείας:	Property Sales in
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 441,723.76

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Mauprevoir
Ταχυδρομικός κωδικός:	86460
Δημοσιεύθηκε:	18/03/2024
Περιγραφή:	

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Set on a plot of 5630m2 in Mauprevoir in the Vienne; is this pristine bungalow with 288m2 of living space and a beautiful, covered terrace looking towards the pool. Someone was very energy conscious when building this bungalow and they installed Geothermic Underfloor Heating (serviced yearly), which also heats the water. That is a great benefit; but you could go a little further and add solar panels to the roof and make yourself almost off grid.

The bungalow, which has 4 bedrooms; and would make an amazing family home or bed and breakfast is set at the edge of the village, giving it a privacy of its own together with beautiful views over the surrounding countryside. The size of the plot means that you could quite easily be self sufficient here with a few chickens and a well-planned vegetable garden; you already have a small orchard area with fruit trees; to give you a start.

The village of Mauprevoir which is in department 86 (Vienne) and is close to the borders of 16 and 79; boasts a chateau within its centre ville together with a bar/restaurant/hotel, village supermarket, bakery,



pharmacy, post office, library, health centre, primary school (there is a bus service for older children to go to secondary school), garage and a hairdresser. The village also has some very active community groups and I have been to their jazz festival a few times; which is a great day out.

With all of the above you really do not need to leave the village if you do not want to, but if you do want the odd day out then the larger towns of Charroux (11km), L'Isle-Jourdain (15km) Savigne (17km) Civray (22km) and Confolens (23km) all have supermarkets (Savigne having a very large commercial centre) and all other amenities you may need; together with some amazing cultural and natural sights; something for everyone.

The commune also maintains a lovely park area, with a children's play area, fishing lake and tennis court, an ideal paradise for families.

Getting to the area is easy with flights from many UK airports into Limoges and Poitiers Airports; both being around a 1-hour drive away. Train links from Poitiers train station have TGV connections to Paris, Bordeaux, London & Brussels. You also have Bordeaux airport just 2 hours away.

The house has mains water, electricity, is double glazed with electric shutters; geothermic underfloor and water heating and drainage is to a conforming fosse. Fibre internet connection, I am told is imminent in the village.

NB: It should be noted that most of the furniture and white goods could be included in the sale if required and subject to negotiation.

The interior of the property is quite splendid and consists of:

Hallway - 18.1 x 2.6m - With disabled access and carpeted throughout with access to all rooms and excellent storage facilities.

W.C. - 2.1 x 1.7m with tiled floor; fitted units, and hand basin.

Lounge/Dining Room - 12 x 6.3m with Karndean flooring, stone fireplace, 2 patio doors with electric shutters, leading to the terrace, patio, and garden. French doors leading to the hall and French doors leading to the kitchen, electric sockets, satellite Tv points.

Kitchen /Breakfast - 7.8 x 4.4m (widening to 7.2) with tiled floor, modern kitchen units, integrated appliances, bespoke custom-made work surfaces. 2 electric ovens, microwave, fridge and dishwasher, ceramic hob unit, electric extractor fan, and sink. Patio doors to the garden/covered terrace and doors to the living/dining room and main hallway.

Utility Room ('L' Shaped) - 3.4 x 1.7m and 3.9 x 1.7m wide with fitted units and plumbing for washing machine. Doors to the main hallway and the garden where a portable (this can be left if required) outdoor cat enclosure is situated.

Master Bedroom - 5 x 4.4m with carpet flooring, large, fitted wardrobe with rails, shelves and sliding



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doors. French doors to the rear garden; separate window and doors to main hallway and:

Master Bedroom Ensuite - 3.4 x 3m with tiled floor and walls, window with courtesy glass, fitted units and a white suite of 2 wash basins, toilet, bidet, ¾ corner bath, 900 x 1200 shower cubicle with new thermostatic controlled shower and glass sliding door.

Bedroom 2 - 3.8 x 3.5m wide - with carpet flooring, large, fitted wardrobe with rails, shelves and sliding doors, window overlooking the front garden and doors to main hallway and:

Bedroom 2 Ensuite - 2.7 x 2m - with tiled floor and walls, window with metal grid, a white suite of a wash basin, toilet, and 900 x 900 glass shower cubicle with hinged door.

Bedroom 3 - 3.8 long x 3.5 wide - with tiled floor, a large wardrobe with rail and shelves and sliding doors, window overlooking the front garden and doors to main hallway and:

Bedroom 3 Ensuite - 2.7 x 2.1m with tiled floor and walls, window with metal grid, a white suite of a wash basin, toilet, and 900 x 900 glass shower cubicle with hinged door.

Bedroom 4 - 3.1 x 3m - With tiled floor, large cupboard, window overlooking the front garden. Door leading to hall.

Linen Cupboard - 4.3 x 1.6m situated in the hallway.

Garage - 7.7 x 5m - with a mezzanine floor with main door to the front of the house and a secondary door to the garden.

The gardens are secure and mainly laid to lawn with gravelled areas for the driveway, parking and walkways to buildings and mature shrubs and fruit trees. To the back of the house, overlooking stunning countryside you have:

## Covered Terrace

### Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	286 τ.μ
Μέγεθος αυλής:	5630 τ.μ

### Room details

Indoor Features:	Fitted kitchen
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### Utility details

Heating:	Ναί
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## Building details

Number of Garages: 1  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.557.502

