



## Beautifully renovated former Logis with tennis court and indoor heated pool



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 580,000

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Perigne
Indicatif régional:	79170
Soumis:	18/05/2024

### Description:

Superbly renovated 5 bed former Logis with elegant light-filled reception rooms, indoor heated pool and lovely mature walled gardens with tennis court. This is a substantial property with large light-filled rooms offering 300m<sup>2</sup> of living accommodation. where great care has been taken in renovating to retain the character and charm of the original flagstone floors, fireplaces, beams and wooden flooring whilst adding the benefits of geothermal central heating and double-glazing. Briefly, the accommodation comprises of on the ground floor, two huge reception rooms, a luxury fitted kitchen with dining area, a boiler/laundry room, a shower room, WC, the indoor pool (with pump room) and a wine cellar. Upstairs are 5 double bedrooms (one of which has an ensuite bathroom) all of which have views over the gardens, a dressing room, a large family bathroom with separate shower and a WC. There is also a large attached garage with electric up and over roller door and plenty of room for two vehicles.

The main part of the grounds are fully enclosed by very attractive stone walls and lie mainly to the front of the property being laid to lawns. Separated by a very quiet village lane is a second area of garden bounded by attractive stone walls to one side and a small stream to the other. This is where the tennis court and vegetable garden are located and next to the tennis court is an outbuilding with paved terrace which has been part converted with the intention to create a guardian cottage with an open-plan studio room and separate shower/WC.

Price including agency fees : 580.000 €



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Price excluding agency fees : 547.170 €

Buyer commission, tax included: 6%

Condition: Reformed

## Commun

Chambres: 5  
Salle de bains: 3  
Pied carré fini: 336 m<sup>2</sup>  
Dimensions du lot: 4422 m<sup>2</sup>

## Energy efficiency

Consommation énergétique  
(kWh/m<sup>2</sup>/an): 129

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PFYR-T172927/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T172927/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1634-bvi72269

