

*L'exception a un nom*

## Propriété d'exception proche de Niort



**réf. DS010**

**price : 580 000 euros HAI**

**dont 27 000 euros TTC**

**(honoraires agence)**

**area : 336 m<sup>2</sup>**

**ground : 4422 m<sup>2</sup>**

**number of pieces : 10**

**number of rooms : 5**

discover this elegant residence, meticulously renovated with a keen attention to detail, offering a harmonious blend of old-world charm and modern comforts. the spacious, light-filled reception rooms, original stone floors, exposed beams, and fireplaces imbue this property with a warm and authentic atmosphere. on the ground floor, you are greeted by two spacious reception rooms, a fully equipped kitchen with dining area, a bathroom, toilets, a wine cellar, a boiler/laundry room, and the piece de resistance, a beautiful heated indoor swimming pool. upstairs, explore 5 bedrooms, one with an adjoining bathroom, all offering breathtaking views of the meticulously maintained gardens. a dressing room, a large family bathroom with separate shower, and toilets complete this floor. geothermal central heating, double glazing, and insulation ensure energy ..

### You Advisor

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