LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MEDITERRANEAN-STYLE VILLA WITH INDOOR/OUTDOOR POOL, SOLAR POWER & EXCELLENT LOCATION IN CHANTONNAY

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PROPERTY FACT FILE

REFERENCE	A41447DOW85
PRICE	€ 556,500 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (525 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	3
ACCOMMODATION	165 m²
LAND	2396 m²
TOWN	Chantonnay
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Indoor/Outdoor Pool Complex with salt filtration
- Solar energy storage system 20 kW panels + 12 kWh
- Mature Mediterranean landscaping
- Lower ground floor development approx. 191 m²
- Double and single garage

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Ideally located in the popular market town of Chantonnay, in the heart of the Vendée, Western France, this distinctive Mediterranean-style villa offers an excellent opportunity as a main residence, second home, or rental investment. The property is within easy reach of all daily amenities, including local shops, a large supermarket, well-regarded



DESCRIPTION

This bright and spacious Mediterranean style villa really stands out, offering great energy efficiency and fantastic leisure space, perfect as a family home, holiday property or rental investment.

From the moment you enter, the house feels light and welcoming. There is a home office with a double sided wood burner shared with the kitchen, ideal for working from home. The open plan living space brings together the kitchen, dining and lounge, with plenty of natural light and access to a balcony overlooking the garden.

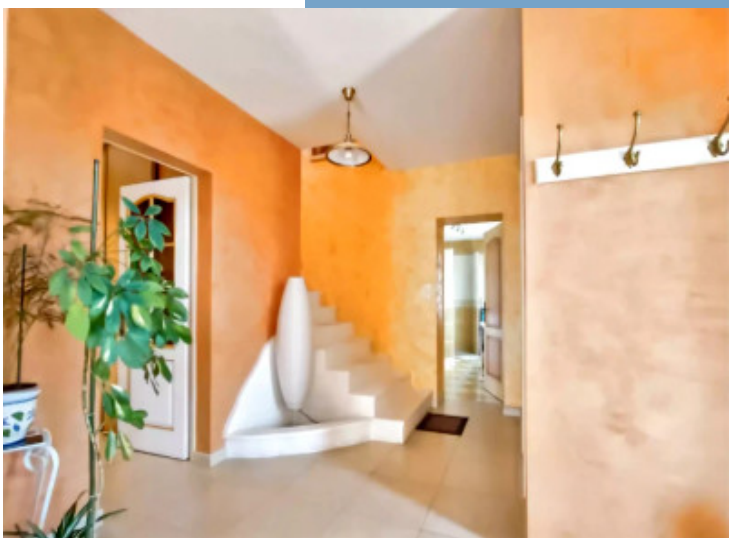


The real highlight is the indoor and outdoor pool area. The 8.5 x 4 m saltwater pool, with retractable cover and ventilation system, can be enjoyed all year round. Alongside this, a large covered terrace with BBQ and seating creates a perfect space for entertaining or simply relaxing.

The house is also very economical to run, with underfloor heating, double glazing and solar panels with battery storage.

On the ground floor, a bedroom and bathroom make single level living easy or provide ideal guest space. Upstairs, there are two further bedrooms, one with a balcony, and a family bathroom.

The lower ground floor offers a huge amount of additional space with real potential for a gym, cinema room or extra accommodation. A large double garage completes the property.



A flexible and attractive home in an area with strong demand, offering lifestyle as well as investment potential.

Approximate measurements: Approximate measurements: Ground floor – Kitchen 17 m²,...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41447DOW85

COMPLETE FILE AND PHOTO ON REQUEST

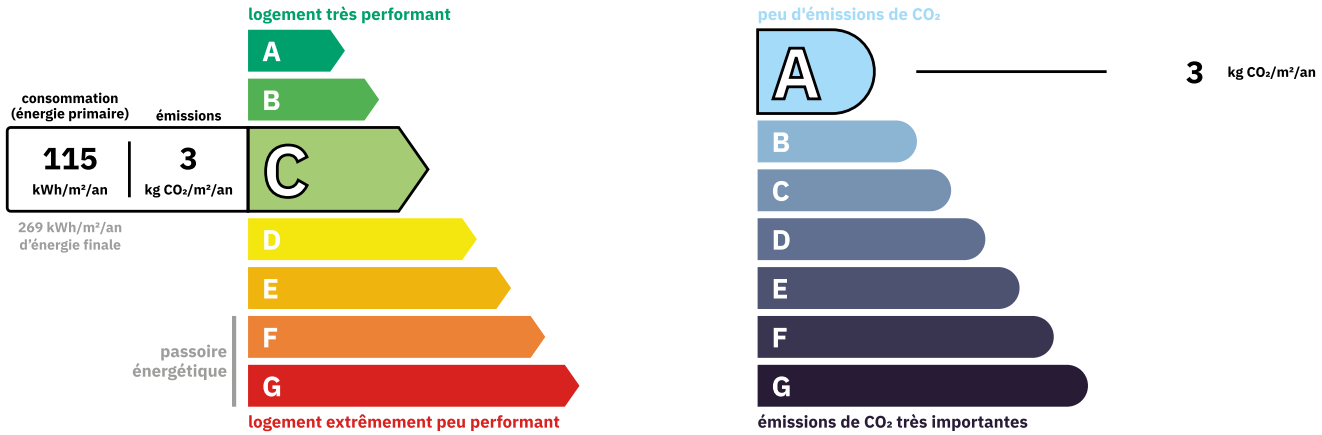
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between € and € for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A41447DOW85

FILE COMPLETE AND PHOTOS ON REQUEST

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