

STUNNING 265M<sup>2</sup> ARCHITECT-DESIGNED VILLA  
WITH 6 BEDROOMS, TWO BATHROOMS, POOL,  
AND TERRACES.

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STUNNING 265M<sup>2</sup>  
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VILLA WITH 6 BEDROOMS,  
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PROPERTY FACT FILE	
REFERENCE	A42968SR44
PRICE	€ 1,411,500 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (1 370 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	265 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Sucé-sur-Erdre
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Garage, Water on site
*Price based on current exchange rate which is subject to change	



- Near water and downtown.
- Architect-designed by Cabinet Gautier.
- 6 bedrooms
- Pool and terraces.
- 100m<sup>2</sup> south-facing reception.

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Designed by Cabinet Gautier, this 262 m<sup>2</sup> architect-designed villa stands out for its exceptional volumes and strategic location just 80 meters from the banks of the Erdre. Upon entering, you access a spacious reception area of over 100 m<sup>2</sup>, a light-filled heart facing due south which opens entirely onto a massive terrace, the landscaped

## DESCRIPTION

A Unique Architect-Designed Villa between the Erdre and City Center

Take the private driveway to discover this exceptional villa. From the moment you step inside, the majestic volume of the living area captures the eye: a 101 m<sup>2</sup> reception space with an open kitchen, flooded with natural light. Thanks to immense floor-to-ceiling pocket doors that slide completely into the walls, the house opens entirely onto the terraces and the pool, creating a seamless "indoor-outdoor" living experience.

### GROUND FLOOR: SPACE AND VERSATILITY

Spacious Living Area: 101 m<sup>2</sup> (Living room, dining room, open-plan kitchen).

Bedroom 1 / Office: 11.90 m<sup>2</sup> with an en-suite shower room.

Bedroom 2 / Music Room: 10.09 m<sup>2</sup>.

Dedicated Spaces: Gym (9.64 m<sup>2</sup>), Library (9.21 m<sup>2</sup>), Workshop (9.37 m<sup>2</sup>).

Utility & Storage: Pantry (9.31 m<sup>2</sup>), Cloakroom (2.50 m<sup>2</sup>), Wine cellar (2.52 m<sup>2</sup>), and a large 33 m<sup>2</sup> Garage.

### FIRST FLOOR: EXCLUSIVE SUITES AND PRIVATE TERRACES

Mezzanine: 8.83 m<sup>2</sup> overlooking the living area, offering a direct view of the garden and pool.

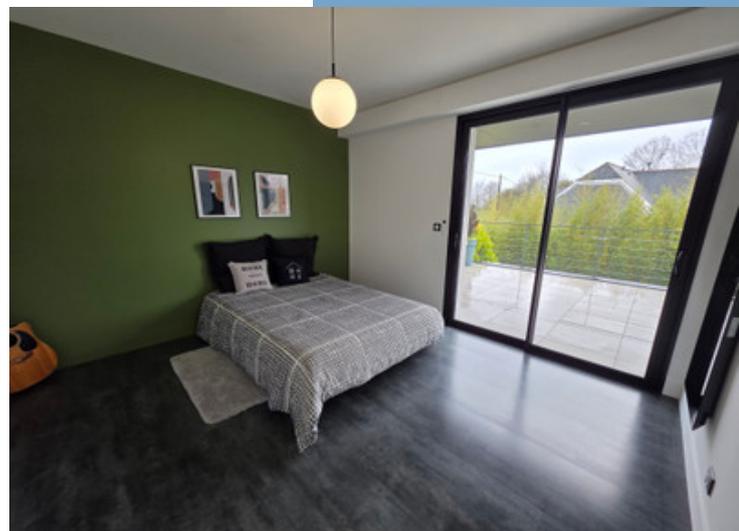
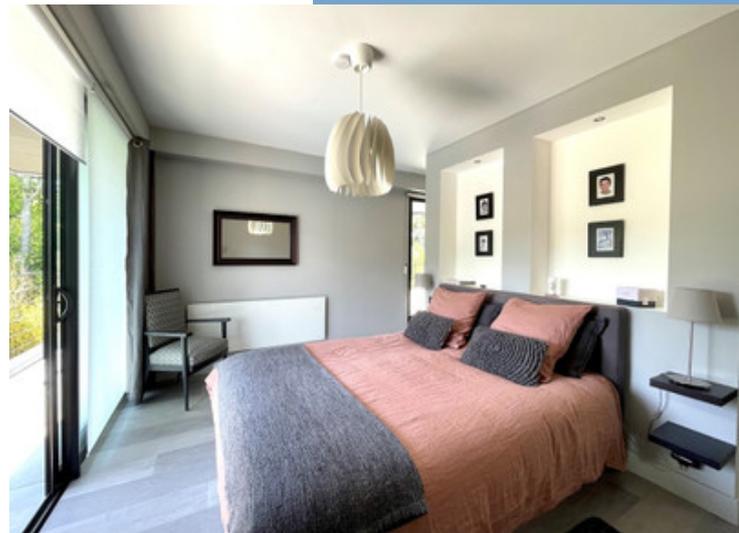
Bedroom 3 (Master Suite): 17.63 m<sup>2</sup> opening onto a 45 m<sup>2</sup> private terrace, with a walk-in closet (5.12 m<sup>2</sup>) and a full bathroom (8.07 m<sup>2</sup> with jet shower and bathtub).

Bedroom 4: 12.33 m<sup>2</sup> with its own shower room/WC (4.79 m<sup>2</sup>) and private terrace.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42968SR44>

COMPLETE FILE AND PHOTO ON REQUEST

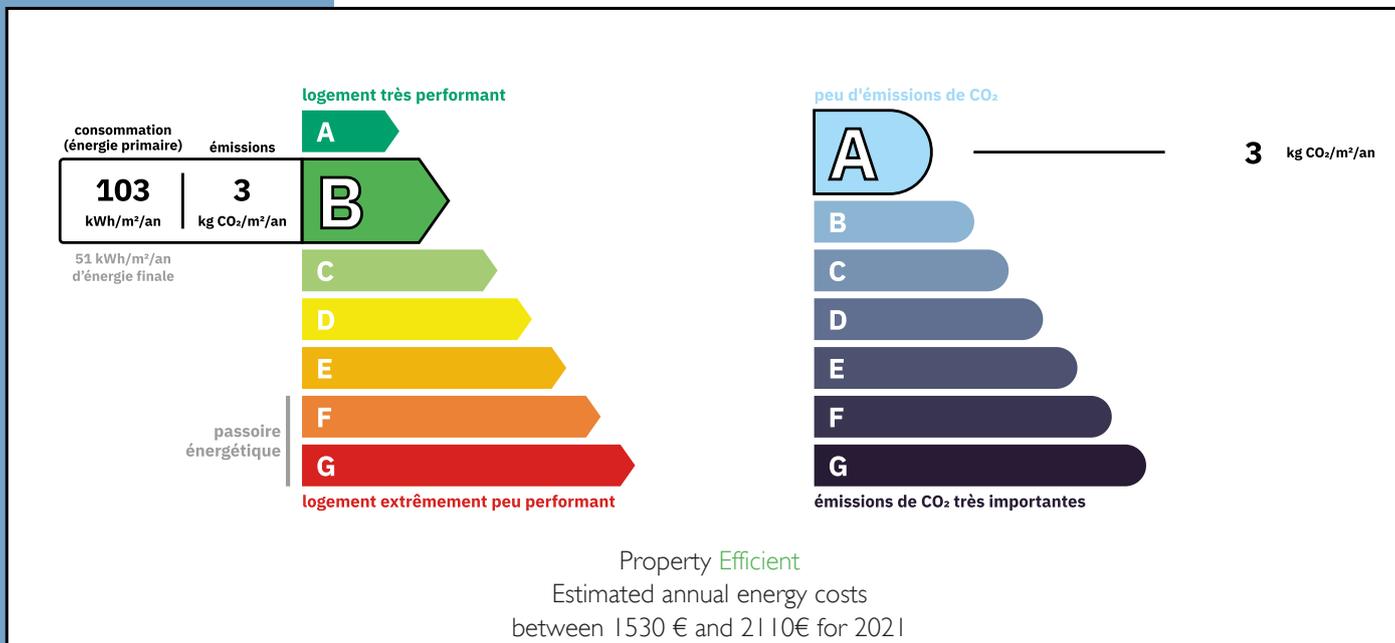


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## ENERGIE-DPE

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



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## CONTACT

Réf :A42968SR44  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)