LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

STUNNING 265M² ARCHITECT-DESIGNED VILLA WITH 6 BEDROOMS, TWO BATHROOMS, POOL, AND TERRACES.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A42968SR44
PRICE	€ 1,409,500 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (1 368 500 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	265 m²
LAND	0 m²
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

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- Near water and downtown.
- Architect-designed by Cabinet Gautier.
- 6 bedrooms
- Pool and terraces.
- 100m² south-facing reception.

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Designed by Cabinet Gautier, this 262 m² 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 m², 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 m² 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

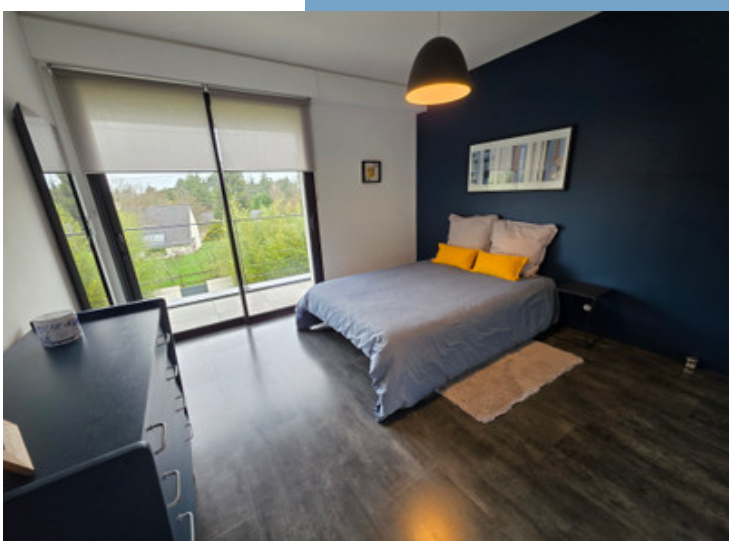
Spacious Living Area: 101 m² (Living room, dining room, open-plan kitchen).

Bedroom 1 / Office: 11.90 m² with an en-suite shower room.

Bedroom 2 / Music Room: 10.09 m².

Dedicated Spaces: Gym (9.64 m²), Library (9.21 m²), Workshop (9.37 m²).

Utility & Storage: Pantry (9.31 m²), Cloakroom (2.50 m²), Wine cellar (2.52 m²), and a large 33 m² Garage.



FIRST FLOOR: EXCLUSIVE SUITES AND PRIVATE TERRACES

Mezzanine: 8.83 m² overlooking the living area, offering a direct view of the garden and pool.

Bedroom 3 (Master Suite): 17.63 m² opening onto a 45 m² private terrace, with a walk-in closet (5.12 m²) and a full bathroom (8.07 m² with jet shower and bathtub).

Bedroom 4: 12.33 m² with its own shower room/WC (4.79 m²) and private terrace.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42968SR44

COMPLETE FILE AND PHOTO ON REQUEST

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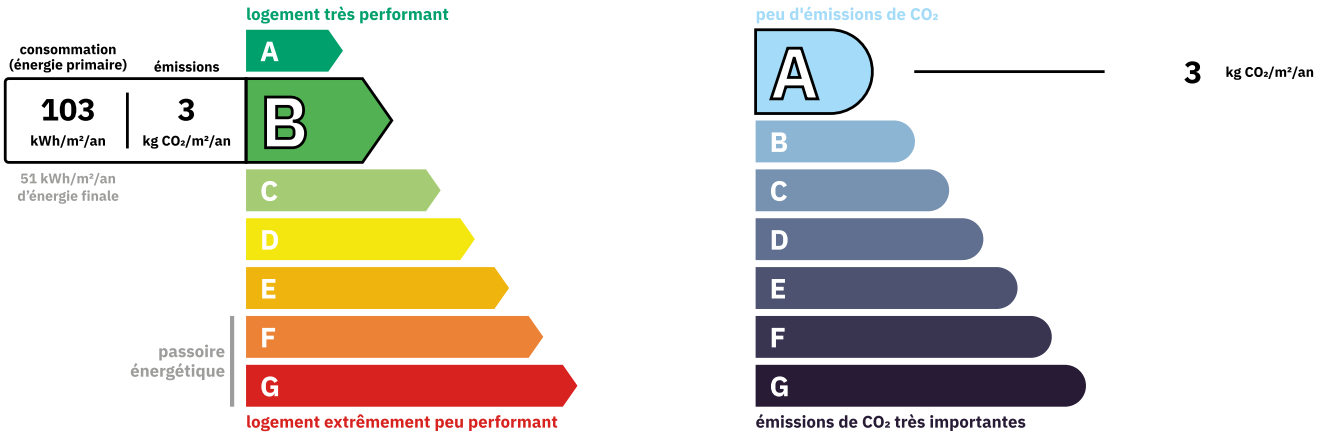
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1530 € and 2110€ 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

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