

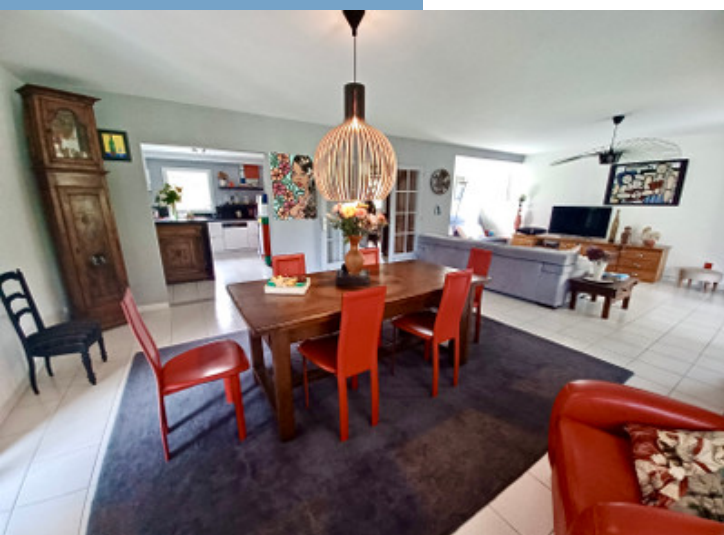


LUXURY 4 BEDROOM VILLA WITH HEATED  
POOL, SPA & MATURE PARKLAND. 3 KM BEACH,  
10 KM INTERNATIONAL GOLF COURSE.

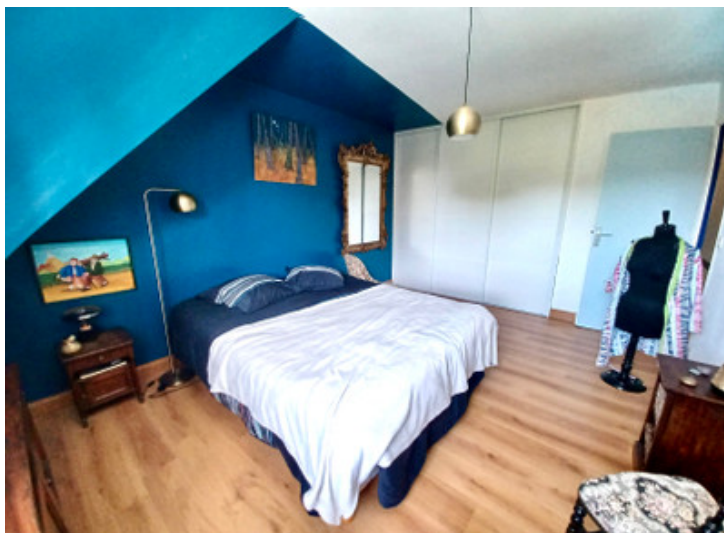


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LUXURY 4 BEDROOM  
VILLA WITH HEATED  
POOL, SPA & MATURE  
PARKLAND. 3 KM BEACH,  
10 KM INTERNATIONAL  
GOLF...



PROPERTY FACT FILE	
REFERENCE	A37453PH44
PRICE	€ 1,201,750 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 150 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	175 m <sup>2</sup>
LAND	4788 m <sup>2</sup>
TOWN	Pornichet
DEPARTMENT	
LOCATION	Town property
TYPE	Villa
CONDITION	Habitable
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





- Long sandy beaches & attractions a bike ride away
- Private, tropical style gardens & parkland
- Set back from the road, not overlooked
- High quality finishes, outbuildings, enclosed
- Designed to enjoy the outdoors in all seasons

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ADDITIONAL PHOTOS & INFO ON REQUEST

## GROUND FLOOR

Hallway including glass porch 4.50 m<sup>2</sup>

## DESCRIPTIF

The property has been well designed, is beautifully presented & well maintained. Great attention has been paid to ensure rooms are spacious, light filled, and the magnificent, landscaped gardens can be enjoyed from within the house. With eco-friendly geothermic, economy-efficient heating, this property enjoys quality modern living standards.

## OUTBUILDINGS & EXTERIOR

Wood store

Heated swimming pool & surrounding decking

Adjacent tiled patio

Second decking area connecting with the spa room

Huge, gravelled driveway with adequate parking for multiple vehicles

The grounds are entered via an electric gate with intercom and are fully enclosed.

Boules court

2 wooden cabins

The property and its gardens are not overlooked. Privacy guaranteed!

A source ensures free water to ensure the garden flourishes all year long

Part of the land is constructible. Building an annexe is possible, as is construction of an independent dwelling.

## TO DO IN THE SURROUNDING AREA

Choose your beach. Sainte Marguérite, La Bonne Source in Pornichet, Plage St Marc-sur-Mer, la Plage de La Baule, not to mention the lesser-known rocky bays and hidden creeks.

Sailing schools and watersports, World War II museums, salt pans, rambling paths through the Grande Brière National Park a haven of wildlife and ornithology, historical walking tours, antique fairs, musical and cultural festivals, day and evening markets, Breton bowling, quad biking, accrobranche rope walking and a wide range of clubs and associati

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37453PH44>

COMPLETE FILE AND PHOTO ON REQUEST



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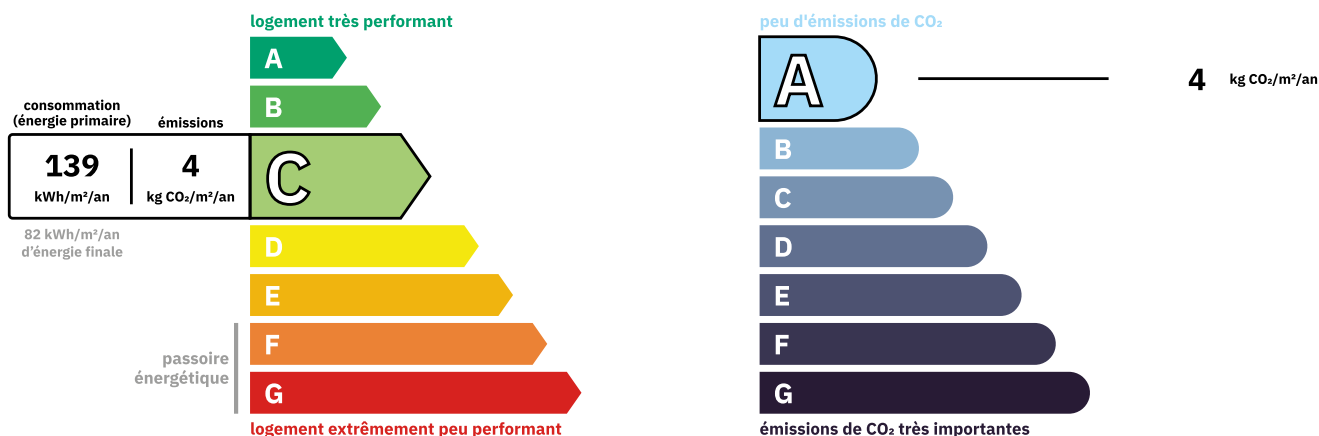
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LUXURY 4 BEDROOM VILLA  
WITH HEATED POOL, SPA &  
MATURE PARKLAND. 3 KM  
BEACH, 10 KM  
INTERNATIONAL GOL...

Ref : A37453PH44

## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 1520 € and 2120€ for 2023

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A37453PH44  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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