



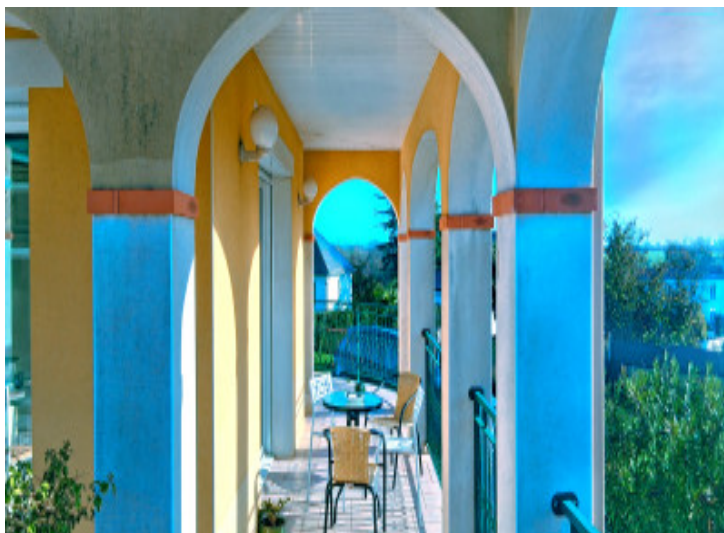
MEDITERRANEAN-STYLE VILLA WITH
INDOOR/OUTDOOR POOL, SOLAR POWER &
EXCELLENT LOCATION IN CHANTONNAY

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MEDITERRANEAN-STYLE
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EXCELLENT LOCATION IN
CHANTONNAY...



PROPERTY FACT FILE	
REFERENCE	A41447DOW85
PRICE	€ 583,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (550 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	165 m ²
LAND	2396 m ²
TOWN	Chantonnay
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



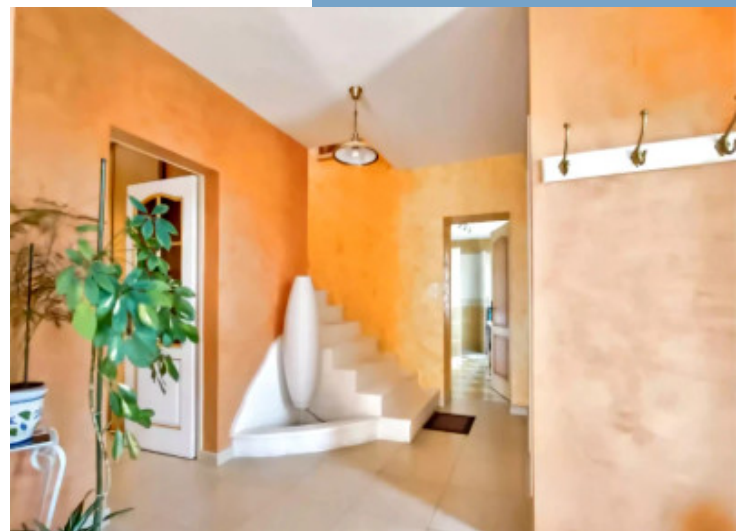
- Indoor/Outdoor Pool Complex with salt filtration
- Solar energy storage system 20 kW panels + 12 kWh
- Mature Mediterranean landscaping
- Lower ground floor development approx. 191 m²
- Double and single garage

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IN CHANTONNAY...
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Ideally located in the popular market town of Chantonay, 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 exceptional Mediterranean-style villa for sale in France combines bright, spacious interiors with excellent energy efficiency and outstanding leisure facilities. The property opens into a welcoming, light-filled entrance hall. A home office with a dual-sided wood-burning stove, shared with the kitchen, offering flexibility for remote working. The spacious open-plan living area brings together a fully equipped kitchen, dining space and lounge, suited to family life and entertaining. The kitchen enjoys open views and direct access to a balcony overlooking the landscaped, low-maintenance Mediterranean-style driveway. Large folding doors connect the living space to one of the villa's most impressive features: a high-quality indoor-outdoor swimming pool complex. The 8.5 m x 4 m saltwater swimming pool benefits from a retractable polycarbonate cover, automated ventilation and rain sensor, allowing comfortable all-season use. A stunning 52 m² covered terrace, finished with elegant tiling and featuring a BBQ area, generous seating and decorative artwork, provides an exceptional entertaining and relaxation space. This leisure area is fully heated and highly economical thanks to a 20 kW solar panel installation with 12 kWh battery storage, resulting in very low electricity costs. The villa also benefits from underfloor heating, double glazing throughout, external solar shading and a strong DPE energy rating. From the pool area, a corridor leads to a shower room and WC. T...



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

COMPLETE FILE AND PHOTO ON REQUEST

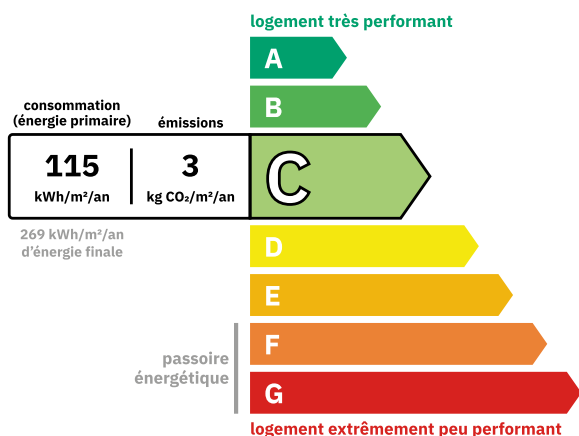
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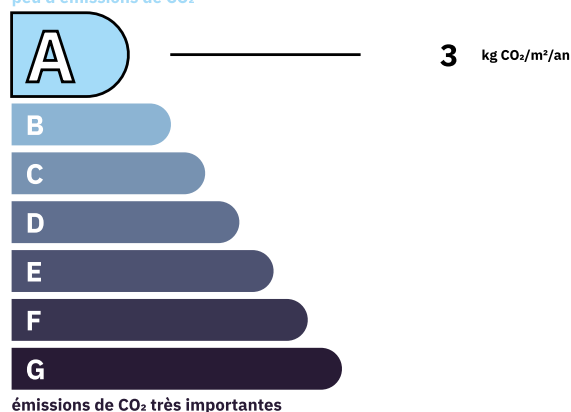
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ENERGIE-DPE

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



peu d'émissions de CO₂



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

NOTICE

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

I: 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 : A4I447DOW85
FILE COMPLETE
AND PHOTOS
ON REQUEST

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