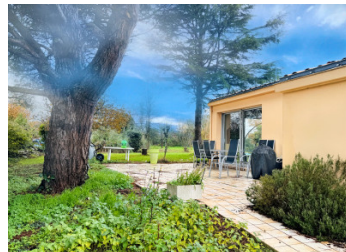


Four-bedroom family home with swimming pool, basement, set on a 3, 800 m buildable plot in Château-Guibert.



## INFORMATION

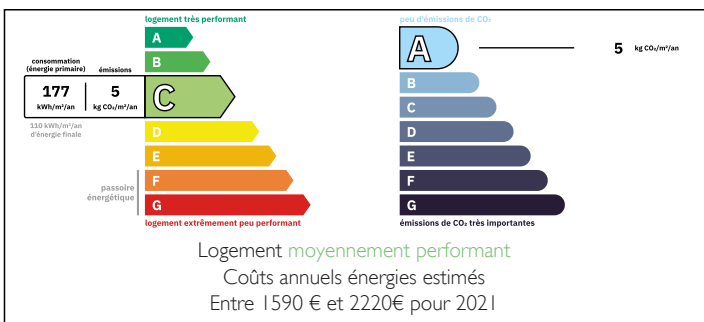
Town:	Château-Guibert
Department:	Vendée
Bed:	4
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	3800 m <sup>2</sup>



## IN BRIEF

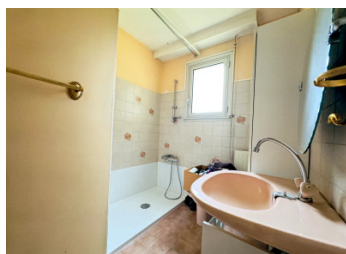
Located in a quiet environment in Château-Guibert, this family home with a basement offers generous living spaces, features combining comfort and tranquility, and excellent potential thanks to its buildable land.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 700 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This family home of approximately 140 m<sup>2</sup> has been thoughtfully designed for comfort, convivial living, and everyday well-being. With its generous spaces, abundant natural light, comfort and energy efficiency features, it offers a truly privileged living environment for the whole family.

From the moment you enter, you'll be charmed by a 54 m<sup>2</sup> open-plan living area, bright and welcoming thanks to its ideal orientation and large sliding glass doors. This space includes a warm lounge with an inset fireplace, perfect for winter evenings, and a functional open kitchen, fully fitted and equipped. A practical utility room / laundry room adjacent to the kitchen.

A direct access to a spacious 50 m<sup>2</sup> terrace with no overlooking extends this beautiful living space to the outdoors, inviting relaxation, all-fresco dining, and moments shared with family and friends in a peaceful setting.

The sleeping area comprises four bedrooms, including a master suite with its own shower room and private WC, as well as a second shower room and a separate WC, offering comfort and convenience.

A fully usable basement of 140 m<sup>2</sup> is a major asset, ideal for future recreational space development, storage, or a workshop according to your needs.

Set on a 3,800 m<sup>2</sup> fully fenced and buildable plot, this property offers unique potential with:

an 8 x 4 m swimming pool (not heated), extensive green spaces,

the possibility of extensions or additional projects (subject to prior authorization),

and a private parking area in front of the house.