COLDWELL BANKER
EUROPA REALTY

House Cholet 330 m²



SALE PRICE : 690 000 €

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prestige@coldwellbanker.fr

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DESCRIPTION

COMBRAND : Located just 30 min south of CHOLET and 5 min away from CERIZAY, we invite you for a showing of this beautiful contemporary home nestled on a sprawling 14.5 acre estate. Behind a private gate, a long driveway leads you on a curated journey, passing through a lush meadow adorned by a serene and relaxing pond, while the mature trees whisper in the breeze, before arriving at a thoughtfully reimagined custom home that seamlessly blends its clean architectural lines with the surrounding landscape.

The heart of this 4,500 sq. ft. residence is its stunning indoor heated pool, surrounded by sliding glass doors, offering serene views and an effortless indoor-outdoor flow. The home's design provides large living spaces for gatherings and time with family, all while maintaining discretion by featuring a private master suite wing, while the additional four bedrooms are located in the east wing.

The home boasts 5 bedrooms and an office, 3 bathrooms, a large living room with vaulted ceilings, a spacious dining room with a bar, a huge game room or a second living room, and a cook's kitchen. In addition, you will find a sauna as well as a jacuzzi, changing rooms, a laundry room and a wine cellar. For the car enthusiast, there are 2 separate garages with automatic door openers for 3 cars. A large hangar provides additional vehicle storage space.

The impressive pond spans 3.7 acres. There is also a well on the property. Solar panels help generate electricity throughout the year. All shops and the train station are 5 kms away. Cholet is reachable in 30 minutes. The Nantes Airport is located about an hour away from the property.

For more information, photos, or to schedule a showing, don't histate to contact me 7 days a week.

LIST PRICE: €690,000. Agency fees payable by the seller.
Energy rating: C.
Annual energy costs: between €5,450 and €7,450.

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

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FEATURES

Property type:	House	Area:	330.0 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 129

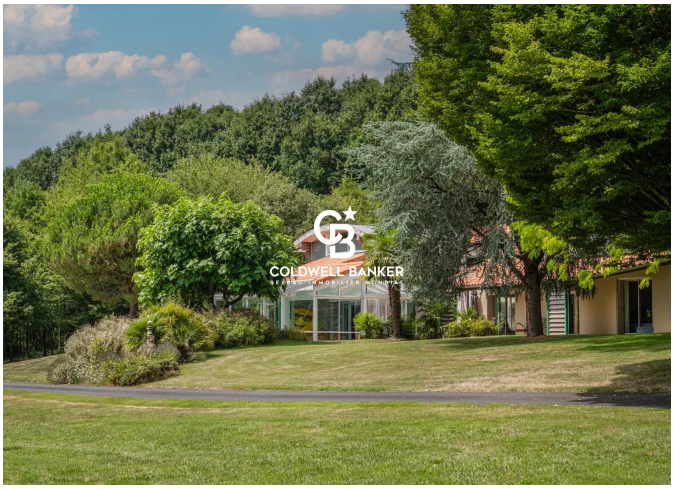
Greenhouse gas emissions (GHG) index: C 20

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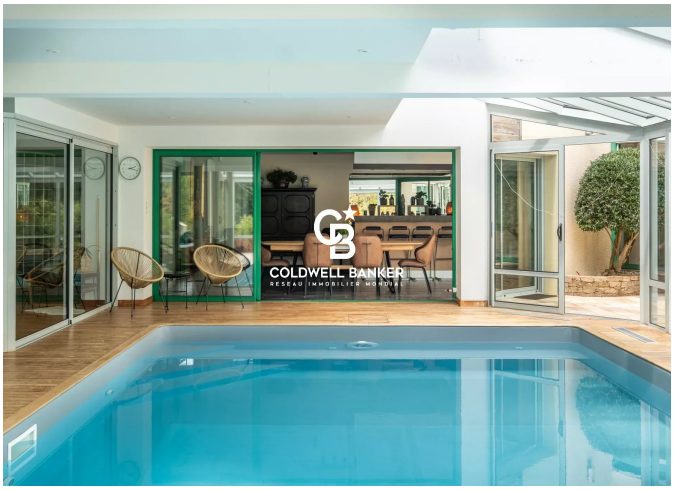












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