

Maison Mouilleron-le-Captif 330 m<sup>2</sup>

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PRIX DE VENTE : 1 495 000 €

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## DESCRIPTION

### A Hidden Oasis: The Art of Indoor-Outdoor Living

This is an address one barely suspects. A limestone town residence, understated and elegant, concealing its finest asset: a landscaped garden of nearly 1,000 m<sup>2</sup> in the heart of the city. Here, luxury does not seek to impress; it expresses itself through silence, space, and light.

**Seamless Transparency** From the entrance, the home naturally unfolds toward the outdoors. The hallway distributes the living spaces with remarkable fluidity, leading to a 42 m<sup>2</sup> reception room. Across the solid oak floors, the view glides unobstructed toward the garden. The kitchen, appointed with high-end appliances, centers around a convivial dining room where the fireplace remains the heart of the home. Everything is designed to be functional yet invisible, much like the service gallery that discreetly conceals the home's daily logistics.

**Tailored Living Spaces** The upper floors serve as a private retreat. The first level is entirely dedicated to a 20 m<sup>2</sup> primary suite, complete with a dressing room and two spacious offices, perfect for quiet focus. Above, guests or family members enjoy two bedrooms and a large 20 m<sup>2</sup> playroom. Additionally, an independent apartment offers true freedom for hosting, while the 80 m<sup>2</sup> basement provides ample storage for an organized lifestyle.

**The Pool House & Wellness Spirit** The walled garden is a true sanctuary. Life revolves around the 14-meter mosaic lap pool and its integrated spa. The pool house extends the experience with a bar, sauna, and fitness area. Between the orangerie-style glasshouse and the various lounging zones, the property takes on the feel of a vacation retreat, without ever leaving the convenience of the city center.

A 30 m<sup>2</sup> garage and high-standing features complete this rare ensemble, where discretion is the ultimate rule.

Risk information available on the Géorisques website : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	330.0 m <sup>2</sup>	NB de pièces :	9 rooms
NB de chambres :	5 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

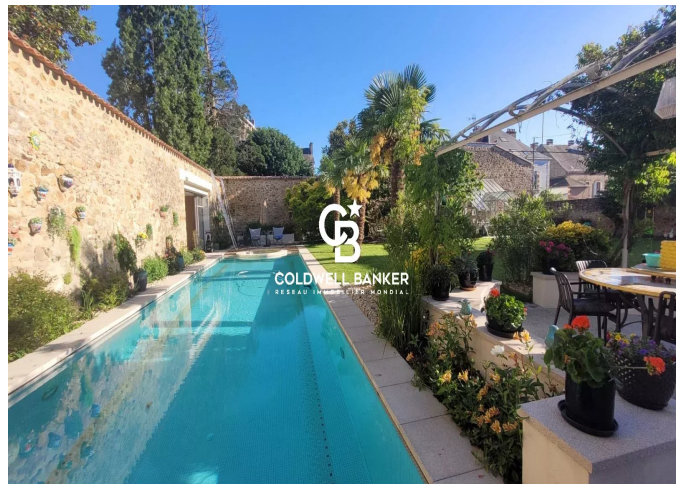
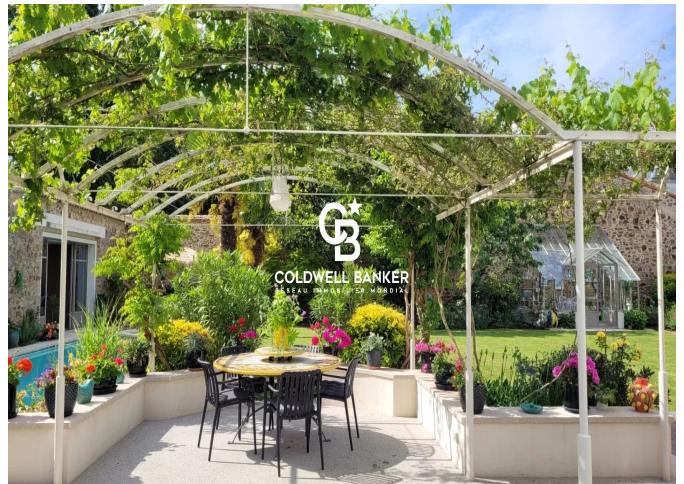
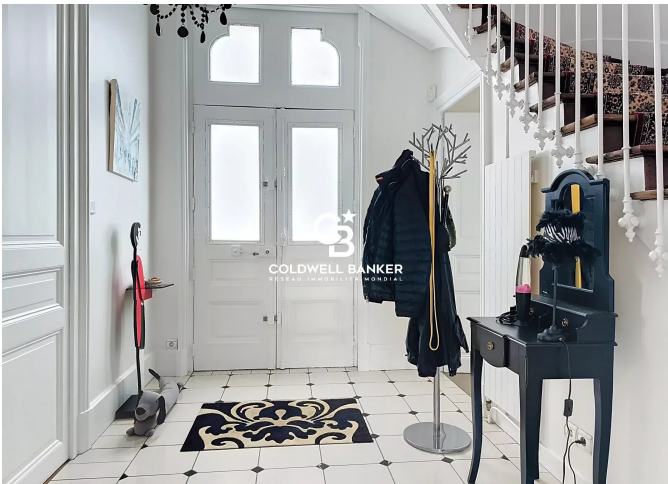
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 224

Indice d'émission de gaz à effet de serre (GES) : D 48



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