

Maison Mouilleron-le-Captif 500 m<sup>2</sup>

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PRIX DE VENTE : 1 990 000 €

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## DESCRIPTION

Looking for a true haven of peace. close to both the city and the sea? Welcome to this magnificent property located in La Roche-sur-Yon. just an hour's drive from Nantes and 30 minutes from the golden beaches of the Atlantic coast.

Nestled in a peaceful yet non-isolated environment. this property offers you an idyllic getaway amidst nature. The vast enclosed grounds. lined with trees. feature a large pond and charming bucolic corners where you can recharge and relax in tranquility.

Inside. discover a recently renovated living space with quality materials and attention to detail. The main rooms of the house: kitchen. dining room. and living room. seamlessly open onto the outside. offering a soothing view of the lush garden.

For moments of relaxation and entertainment. a spacious game room awaits. ideal for friendly evenings with family or friends. The sleeping area consists of seven bedrooms. five bathrooms. and a gym. This house offers ample space to accommodate all your loved ones.

For DIY enthusiasts or those who enjoy vast spaces. a 100 sqm garage provides all the space you need for your projects.

Don't miss this unique opportunity to own your own piece of paradise in La Roche-sur-Yon and let yourself be charmed by this exceptional property.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	500.94 m <sup>2</sup>	NB de pièces :	11 rooms
NB de chambres :	6 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)

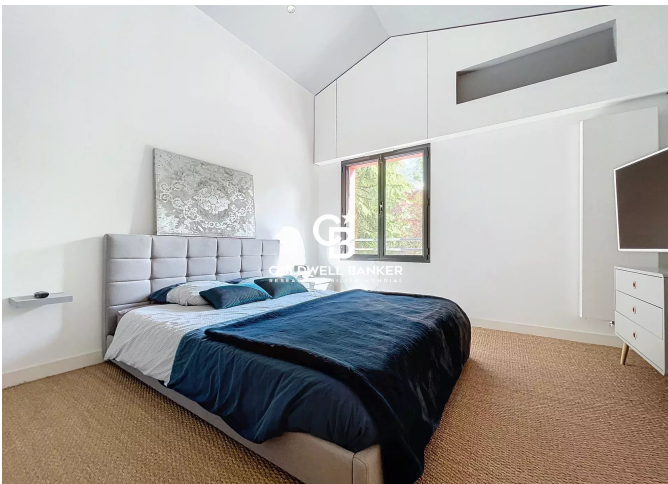
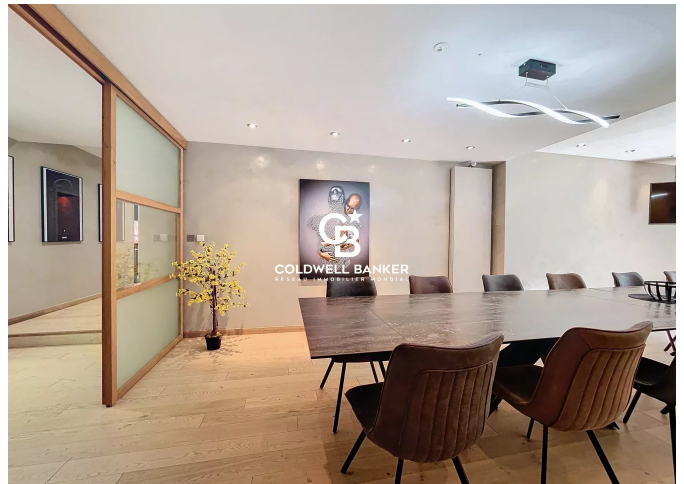
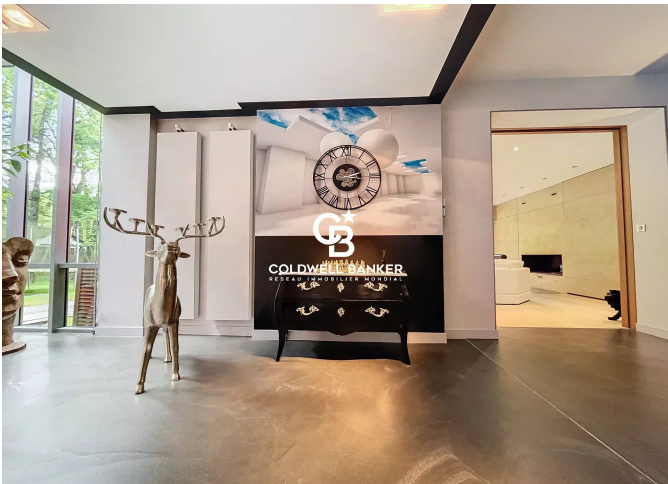
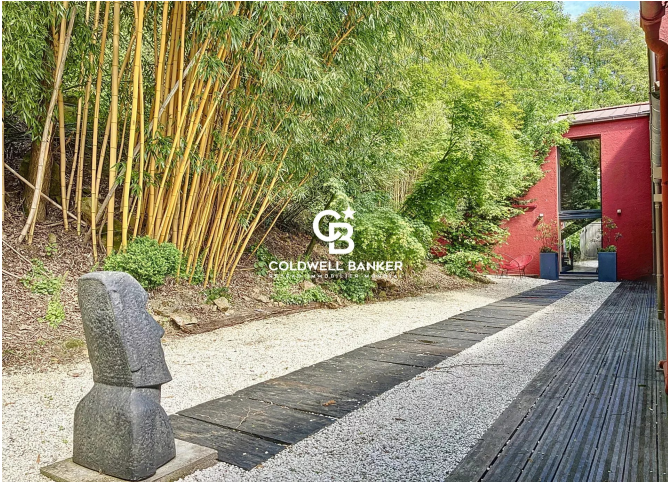
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 88

Indice d'émission de gaz à effet de serre (GES) : C 14



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