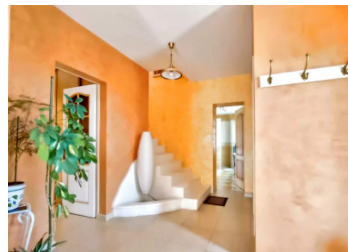
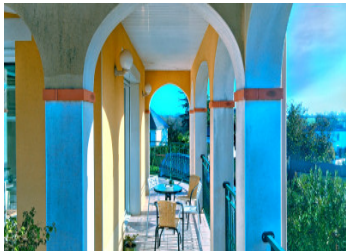


## Mediterranean-Style Villa with Indoor/Outdoor Pool, Solar Power & Excellent Location in Chantonnay



## INFORMATION

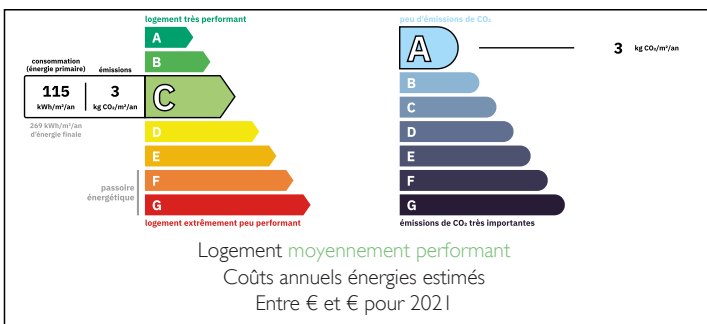
Town:	Chantonnay
Department:	Vendée
Bed:	3
Bath:	3
Floor:	165 m <sup>2</sup>
Plot Size:	2396 m <sup>2</sup>



## IN BRIEF

Ideally located in the popular market town of Chantonnay, 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 schools and good transport connections. The area is particularly well placed, being just 30 minutes from the renowned Puy du Fou theme park, one of France's most visited attractions, which contributes to strong and consistent rental demand. Chantonnay enjoys a convenient central position within the Vendée, with easy access to the coast, countryside, and nearby towns. The villa's generous living spaces, attractive outdoor areas, and strong summer appeal make it well suited to holiday rentals, seasonal letting, or year-round occupation. Combining character, comfort and location,...

## 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.



## DESCRIPTION

This bright and spacious Mediterranean style villa really stands out, offering great energy efficiency and fantastic leisure space, perfect as a family home, holiday property or rental investment.

From the moment you enter, the house feels light and welcoming. There is a home office with a double sided wood burner shared with the kitchen, ideal for working from home. The open plan living space brings together the kitchen, dining and lounge, with plenty of natural light and access to a balcony overlooking the garden.

The real highlight is the indoor and outdoor pool area. The 8.5 x 4 m saltwater pool, with retractable cover and ventilation system, can be enjoyed all year round. Alongside this, a large covered terrace with BBQ and seating creates a perfect space for entertaining or simply relaxing.

The house is also very economical to run, with underfloor heating, double glazing and solar panels with battery storage.

On the ground floor, a bedroom and bathroom make single level living easy or provide ideal guest space. Upstairs, there are two further bedrooms, one with a balcony, and a family bathroom.

The lower ground floor offers a huge amount of additional space with real potential for a gym, cinema room or extra accommodation. A large double garage completes the property.

A flexible and attractive home in an area with strong demand, offering lifestyle as well as investment potential.

Approximate measurements: Approximate measurements: Ground floor – Kitchen 17 m<sup>2</sup>, Living/dining 35 m<sup>2</sup>, Office 13 m<sup>2</sup>, Entrance hall 16 m<sup>2</sup>, Hallway...

## NOTES