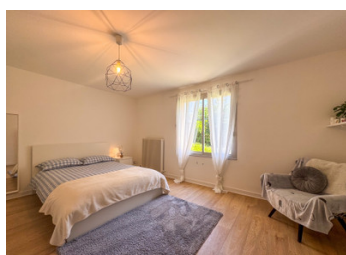


Stunning 5 bed property with indoor swimming pool and lake, set in nearly 15 acres of wooded and grassed land



INFORMATION

Town:	Combrand
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	430 m2
Plot Size:	59021 m2

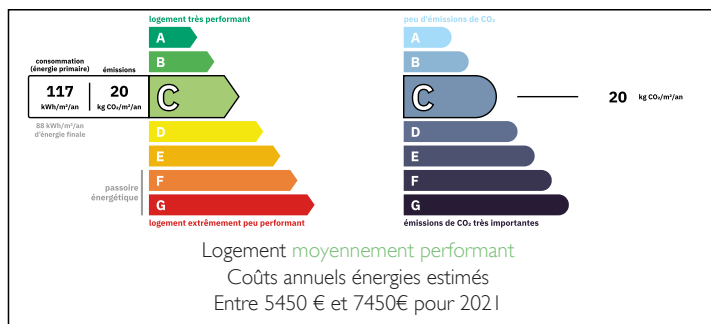


IN BRIEF

Set in a peaceful and private setting, this exceptional contemporary property enjoys breathtaking views over its own private lake. Designed to maximise natural light and the surrounding landscape, the house offers spacious and versatile accommodation, including a wellness area with heated indoor pool, spa and sauna, extensive entertaining spaces, and a luxurious master suite.

Surrounded by mature trees, landscaped gardens and woodland walks, the property combines privacy with convenience. Everyday amenities are available within approximately 5 km, while the larger town of Bressuire is around 20 km away. The Atlantic coast and Vendée beaches can be reached within approximately 90 km, while Nantes Airport is around 86 km away and La Rochelle Airport approximately 97 km.

ENERGY - DPE



A rare opportunity to acquire a unique lakeside

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 exceptional contemporary property has been designed to maximise its stunning lake views and offers generous, versatile accommodation throughout.

The ground floor comprises an entrance hall (2m²), fitted kitchen (16m²), utility room (6m²), dining room with bar area (39m²), spacious lounge (38m²) with mezzanine, games room (47m²), three bedrooms (15m², 18m² and 16m²), an office/fifth bedroom (14m²), family bathroom (8m²) and separate WC (2m²).

The impressive master suite includes a bedroom (17m²), dressing room (9m²) and en-suite shower room (6m²). A further office (26m²) benefits from a private balcony overlooking the lake.

A dedicated wellness area features a heated indoor swimming pool (10m x 5m), spa, sauna, changing room, shower room and WC. The pool plant room houses the equipment for the saltwater pool, which is heated via air-source heat pumps.

Additionally, there is a double garage (44m²) and a basement garage (55m²), both with electrically operated doors and providing ample space for vehicles, gardening equipment and outdoor storage. Plus a hangar.

The property benefits mainly from double glazing, with heating provided by a combination of an oil-fired boiler and geothermal underfloor heating. Numerous original and unique architectural features enhance the home's character.

Set within beautifully maintained grounds, the house is surrounded by mature oak and cherry trees, landscaped lawns and woodland walks. An electric gated entrance provides privacy and security. The property's design ensures the spectacular lake views can be enjoyed from virtually every room, while large windows create a bright and airy living

LOCAL TAXES

Taxe foncière: 3422 EUR

NOTES