LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46177MGA79 Price: 589 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (565 000 EUR without fees)

An exceptional single-story home of 253 m with a swimming pool, home theater, pool house















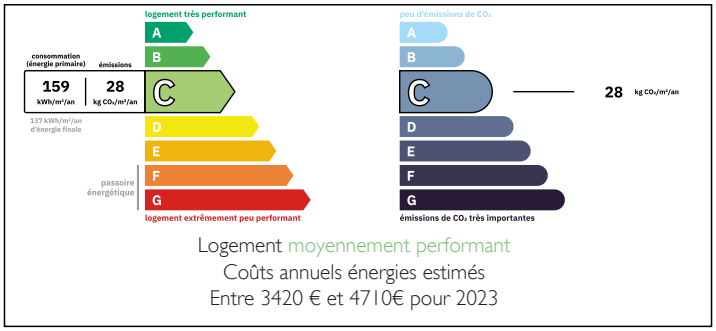
INFORMATION

Town:	Magné
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	253 m2
Plot Size:	1957 m2

IN BRIEF

Located in Magné, just outside Niort, this property enjoys a quiet, green residential setting in the heart of the Marais Poitevin. The town is appealing for its quality of life, shops, schools, and numerous walking trails, while remaining close to major roads and amenities. Built on a single level on a 1,957 m² lot, this home offers 253 m² of living space with generous rooms and rare amenities. Designed for both everyday comfort and leisure, it features spacious living areas, four bedrooms, an office, a spectacular, fully equipped home theater, several garages, a custom-built swimming pool with a pool house, and a particularly comprehensive range of technical amenities (underfloor heating, home automation, central vacuum system, video surveillance, and Plug & Play solar panels).

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3420 € et 4710€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**2843 EUR**

NOTES

DESCRIPTION

Just a few minutes from Niort, this remarkable single-story home offers 253 m² of living space on a landscaped lot of 1,957 m². Built in 1991 and expanded in 2001, it was designed with particularly high-end features, offering comfort, functionality, and living spaces dedicated to leisure.

Upon entering, a landscaped driveway leads to a motorized gate with a video intercom. The property features a spacious asphalt-paved courtyard, a carport, several parking spaces, and two motorized garages totaling over 100 m², one of which has been converted into a garage/game room with a bar.

The living area includes an entryway with storage, a fully equipped kitchen that opens onto a cozy dining room, a bright living room that opens onto the terrace and the pool, and a game room. A spacious office completes this layout.

The sleeping area consists of four bedrooms, a family bathroom with a bathtub and shower, a half-bath connecting two bedrooms, two separate toilets, and ample storage space.

A true highlight of the property, a private home theater of nearly 40 m² offers an exceptional immersive experience thanks to its giant screen, video projector, 7.1 KLIPSCH audio system, independent air conditioning, soundproof doors, and decor entirely dedicated to the world of cinema. A significant portion of the equipment is included in the sale.

The technical features reflect the care taken in maintaining the home:

underfloor heating powered by a city gas boiler
central vacuum system
home automation and energy management
SOMFY motorized roller shutters
DIAGRAL alarm system...