

Luxury house with five bedrooms and separate habitable property set in over 1 acre close to Chateaubriant



## INFORMATION

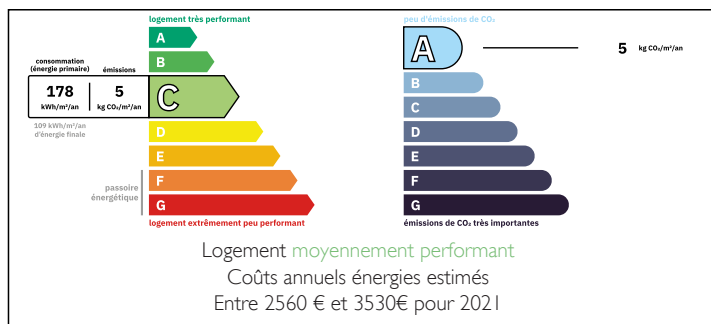
Town:	Rougé
Department:	Loire-Atlantique
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	4800 m2

## IN BRIEF

Exceptional executive home situated on the limits of Rougé and within minutes of the bustling town of Chateaubriant. This stunning property has been finished to the highest of standards with up to 5 bedrooms and comes complete with a swimming pool within the 1 acre plus private landscaped garden. In addition the outbuilding offers a large living space ideal for use as a gite, studio or garage



## 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.



## LOCAL TAXES

**Taxe foncière:** 1 600 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

A stunningly beautiful executive home comprising:

On the ground floor

+ An exceptional entrance hall with high ceilings and an impressive staircase with gallery views on the first floor and access to all ground floor rooms.

+ Lounge and integrated conservatory providing a stunning living space of in excess of 70m<sup>2</sup> with views across the external terrace and garden. Bathed in sunlight this is an exceptional living space. There is a fitted bar in the corner of this lounge area making this an all inclusive living and dining space.

+ Fitted kitchen of greater than 20m<sup>2</sup> with luxury central island. This modern kitchen has plenty of worktop spaces and integrated storage.

+ Back kitchen/utility room is situated behind the main kitchen area with an external door plus access to the cave for wine and food storage

+ Bedroom 1 of approx 14m<sup>2</sup>

+ Bedroom 2 or office space

+ Luxury downstairs shower room

+ Separate WC

The stunning staircase leads to the first floor

+ vast mezzanine that can be used as relaxing lounge area, office or playroom from which the other rooms on this upper floor are accessed.

+ Bedroom 3

+ Master Bedroom 4

+ Bedroom 5

+ Dressing Room or office

+ Family bathroom

+ WC

All the spaces within the house are beautifully presented with no works required within the house.

The outbuilding situated behind the main house has much potential. It includes:

+ A living space of 70m<sup>2</sup> that includes a fitted kitchen, shower and WC ideal as an equipped gite,...