

Amazing 'one off' 5 bed property with park land and lake, near Chantonnay.



## INFORMATION

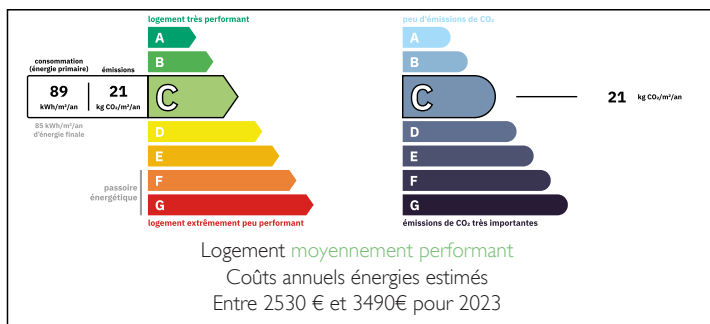
Town:	Chantonnay
Department:	Vendée
Bed:	5
Bath:	3
Floor:	264 m2
Plot Size:	45380 m2



## IN BRIEF

If you have a passion for trees — or happen to be a dendrologist — this is the property for you. Set in over 4.5 hectares of land, it boasts an extraordinary collection of trees, including a wide variety of oak species from around the world, some so rare their names have been lost to time. The house itself has been thoughtfully modernised and sits beautifully within its surroundings, enjoying views over the lake.

## 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:	1429 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

At the end of a long private driveway, you arrive at this beautifully modernised home, surrounded by over 4.5 hectares of stunning parkland and a remarkable collection of trees from around the world.

The house comprises:

An entrance hall leading to a large open-plan living space (86m<sup>2</sup>) with a fully equipped kitchen, two dining areas, a lounge area with a bespoke feature fireplace, and a separate bread oven. Glass doors open to a veranda and the garden beyond, with views over the lake and its charming island.

Two bedrooms (14m<sup>2</sup>, 21m<sup>2</sup>), a shower room with separate WC.

A spacious master suite (21m<sup>2</sup>) with dressing area and en suite shower room with WC.

A utility room (8m<sup>2</sup>) with exterior access.

A second lounge (12m<sup>2</sup>) with large storage area.

An office or potential 5th bedroom (14m<sup>2</sup>).

A boiler room housing the central heating system.

A separate WC.

A guest bedroom (14m<sup>2</sup>) with its own shower room (with large shower) and separate WC – with independent access, ideal for use as a B&B.

There are a variety of outbuildings (340m<sup>2</sup>) - including garage, sheds, etc

The lake lies to one side of the property and offers a peaceful natural setting, while the extensive grounds provide privacy and beauty in every direction. The home is impressive in its own right, but the land — with its vast array of rare and majestic trees — is what truly makes this property special.

All measurements are approximate.

Location and access:

Located around 4 km from Chantonnay centre (shops, bakery, pharmacy and train station), 10 km...