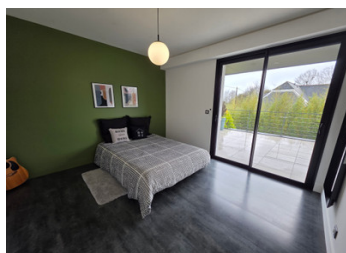
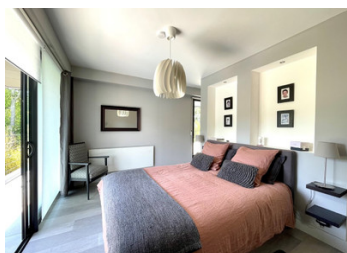


Stunning 265m architect-designed villa with 6 bedrooms, two bathrooms, pool, and terraces.



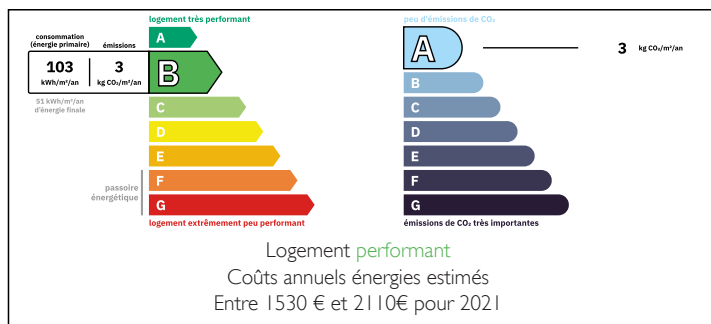
INFORMATION

Town:	Sucé-sur-Erdre
Department:	Loire-Atlantique
Bed:	6
Bath:	3
Floor:	265 m ²
Plot Size:	0 m ²

IN BRIEF

Designed by Cabinet Gautier, this 262 m² architect-designed villa stands out for its exceptional volumes and strategic location just 80 meters from the banks of the Erdre. Upon entering, you access a spacious reception area of over 100 m², a light-filled heart facing due south which opens entirely onto a massive terrace, the landscaped garden, and the swimming pool. The architecture prioritizes flow and family comfort with six spacious bedrooms, including two on the ground floor for single-level living. Upstairs, the primary suite and other bedrooms benefit from vast private terraces overlooking the garden and the pool area. Located at the end of a private driveway, the property puts you just 5 minutes on foot from the town center, shops, schools, and the tram-train. This high-end construction offers a rare living environment, combining bold aesthetics with immediate proximity...

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

A Unique Architect-Designed Villa between the Erdre and City Center

Take the private driveway to discover this exceptional villa. From the moment you step inside, the majestic volume of the living area captures the eye: a 101 m² reception space with an open kitchen, flooded with natural light. Thanks to immense floor-to-ceiling pocket doors that slide completely into the walls, the house opens entirely onto the terraces and the pool, creating a seamless "indoor-outdoor" living experience.

GROUND FLOOR: SPACE AND VERSATILITY

Spacious Living Area: 101 m² (Living room, dining room, open-plan kitchen).

Bedroom 1 / Office: 11.90 m² with an en-suite shower room.

Bedroom 2 / Music Room: 10.09 m².

Dedicated Spaces: Gym (9.64 m²), Library (9.21 m²), Workshop (9.37 m²).

Utility & Storage: Pantry (9.31 m²), Cloakroom (2.50 m²), Wine cellar (2.52 m²), and a large 33 m² Garage.

FIRST FLOOR: EXCLUSIVE SUITES AND PRIVATE TERRACES

Mezzanine: 8.83 m² overlooking the living area, offering a direct view of the garden and pool.

Bedroom 3 (Master Suite): 17.63 m² opening onto a 45 m² private terrace, with a walk-in closet (5.12 m²) and a full bathroom (8.07 m² with jet shower and bathtub).

Bedroom 4: 12.33 m² with its own shower room/WC (4.79 m²) and private terrace.

LOCAL TAXES

Taxe habitation: EUR

NOTES