

# Prestigious Villa, Private River Beaches in Chateauvert

Price : € 2.000.000



**Rooms :** 14  
**Views :** River

**Bedrooms :** 10  
**Land Area :** 13700m<sup>2</sup>

**Bathrooms :** 7  
**Reference ID :** 1221 / 1221

**Sqft :** 571 m<sup>2</sup>

**Type :** House

## Nearby Château Marguï

Fall under the charm of this stunning architect-designed villa, set within a lush 1.3-hectare landscape in Chateauvert. Enjoying a rare location with direct access to private riverside beaches, this exceptional estate offers an idyllic and exclusive way of life.

Upon entering, you'll be immediately impressed by a light-filled, double-height (cathedral ceiling) living space of 135 m<sup>2</sup>, complete with a beautiful fireplace for cozy winter evenings. The expansive, fully equipped kitchen will be a delight for culinary enthusiasts.

The villa boasts six generously sized bedrooms, each with its own private en-suite bathroom and ample wardrobe space, providing ultimate comfort for family and guests alike.

High-end amenities include underfloor heating, centrally controlled electric roller shutters, elegant pocket doors, and secure steel shutters for maximum peace of mind.

Make the most of sunny days on the expansive 150 m<sup>2</sup> terrace that extends along most of the villa, offering breathtaking views of the 14.50 m x 6.50 m swimming pool.

This unique property also features two separate two-bedroom apartments (T3), one of 110 m<sup>2</sup> and the other of 150 m<sup>2</sup>, presenting an attractive rental opportunity or the perfect space to host family and friends with complete privacy.

A substantial 250 m<sup>2</sup> basement provides garages, cellars, and workshops, offering significant storage and hobby space.

## Highlights:

Main villa with m<sup>2</sup> of living area

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Exceptional 150 m² living room with fireplace  
 Large, fully fitted kitchen  
 6 bedrooms, 6 en-suite bathrooms, numerous dressing rooms  
 Quality features: underfloor heating, centralized electric shutters, pocket doors, steel shutters  
 Extensive 150 m² terrace overlooking the pool  
 14.50 m x 6.50 m swimming pool  
 2 independent two-bedroom apartments (110 m² and 150 m²)  
 Substantial 250 m² basement with garages, cellars, workshops  
 1.3-hectare grounds with private river beaches  
 Exceptional and exclusive living environment in Chateauvert

#### Features :

Central vacuum system	Double glazing	Sliding windows
Internet	Electric gate	Swimming pool
		Fireplace

#### Area`s:

1 Land	1 Entrance	1 Living-room	10 Bedroom
7 Bathroom	1 Kitchen	1 Laundry room	1 Corridor
1 Apartment	1 Apartment	1 Basement	1 Summer kitchen

#### Nearby:

Energy - Conventional consumption Class : C  
 Energy - Emissions estimate Class : A  
 Land Value Tax : 5.769 € / year

Energy - Conventional consumption : 103 kWh/m².year  
 Energy - Emissions estimate : 3 kg éqCO2/m².year



See more

<https://www.astridsegaar-immobilier.fr/listing/prestigious-villa-private-river-beaches-in-chateauvert-85947779>