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## Contemporary architect house with swimming pool

Gironde , Nouvelle Aquitaine



**€799,000**

inc. of agency fees

4 Beds   1 Baths   202 sqm   0.15 ha

This contemporary architect-designed house, built in 2011, covers an area of 202m<sup>2</sup>. Nestled in a peaceful environment, it offers a comfortable living environment, skilfully combining contemporary design...

### At a Glance

<b>Reference</b>	MFH-EAB1690EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€799,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	202 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This contemporary architect-designed house, built in 2011, covers an area of 202m<sup>2</sup>. Nestled in a peaceful environment, it offers a comfortable living environment, skilfully combining contemporary design and functionality.

Inside, a spacious and bright living room accommodates two lounge areas equipped with bioethanol fireplaces and large bay windows, while a modern American kitchen, equipped with high-end appliances, completes the space. A practical laundry room is also added to this layout.

The master suite, complete with a dressing room and a bathroom with double shower, offers a soothing view of the surrounding exotic vegetation.

A second bedroom, equipped with a bathroom and a dressing room, opens onto a small private terrace. A staircase leads to a floor dedicated to a guest bedroom and an office space offering a bird's eye view of the main living room. An 80m<sup>2</sup> garage adjoining the house completes the services offered. Equipped with a recent heating system and photovoltaic panels, this property ensures optimal thermal comfort.

The beautifully landscaped garden creates perfect continuity between the interior and exterior. The heated swimming pool and the pool house invite relaxation and conviviality, thus offering an ideal outdoor living space.

ENERGY CLASS: B/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1000 and 1400 euros.

Caroline Montane (EI)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€799,000

## Key Information

Year Built:	2011
Internal Area:	202 sqm
Land Area:	0.15 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



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