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## Contemporary villa with indoor pool in Bruges

Gironde , Nouvelle Aquitaine



**€1,050,000**

inc. of agency fees

4 Beds      260 sqm      0.08 ha

Ideally located in a quiet and residential area of Bruges, just a few steps from tram line C and the shops of the center, this spectacular single-storey house of 260 m<sup>2</sup> extends over a large, subtly landscaped...

### At a Glance

|                  |                 |                |          |                  |            |
|------------------|-----------------|----------------|----------|------------------|------------|
| <b>Reference</b> | MFH-EAB1716EABX | <b>Near to</b> | Bordeaux | <b>Price</b>     | €1,050,000 |
| <b>Bed</b>       | 4               | <b>Pool</b>    | Yes      | <b>Hab.Space</b> | 260 sqm    |
| <b>Land</b>      | 0.08 ha         |                |          | <b>Land Tax</b>  | N/A        |

### Property Description

Ideally located in a quiet and residential area of Bruges, just a few steps from tram line C and the shops of the center, this spectacular single-storey house of 260 m<sup>2</sup> extends over a large, subtly landscaped plot.

The property opens onto a first furnished outdoor space that can accommodate up to 4 vehicles. From the

entrance, the charm operates, leading you to a beautiful living room bathed in light, decorated with exposed beams, as well as to an adjoining and independent kitchen, perfectly fitted out and separated by a workshop-style glass roof.

The sleeping area, for its part, brings together three bedrooms which share a bathroom, then ends with the master suite with dressing room and private bathroom. As an extension of this ensemble, a superb relaxation area has been designed, including a heated swimming pool, opened by large bay windows onto the perfectly landscaped rear garden.

The latter also offers a beautiful terrace facing south, without any vis-à-vis. Additionally, solar panels have been cleverly installed on the roof, revealing both an eco-responsible and economically beneficial solution to reduce energy consumption.

Just 15 minutes from the center of Bordeaux, this spectacular house has all the assets to appeal to those seeking tranquility and well-being.

ENERGY CLASS: C/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1490 and 2070 euros.

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## Summary

|                |            |
|----------------|------------|
| Property type: | House      |
| Bedrooms:      | 4          |
| Price          | €1,050,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 260 sqm |
| Land Area:     | 0.08 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

## Location: Nouvelle Aquitaine



## Gallery







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