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## Contemporary architect-designed villa with lake view

**Gironde , Nouvelle Aquitaine**



**€1,260,000**

**inc. of agency fees**

**4 Beds   1 Baths   170 sqm   0.08 ha**

Located in Villenave d'Ornon, facing the golf course, this architect-designed villa with high-end services offers a unique living environment with a view of a lake while being close to all amenities....

### At a Glance

<b>Reference</b>	MFH-EAB1720EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,260,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in Villenave d'Ornon, facing the golf course, this architect-designed villa with high-end services offers a unique living environment with a view of a lake while being close to all amenities.

As soon as you enter, you discover the spacious, fully glazed living room opening onto the terrace and the

view. Hungarian point parquet flooring, high ceilings, solid oak veneer provide a warm atmosphere to this contemporary architect-designed house. This beautiful living space consists of a cozy living room with fireplace, a dining room and an open and fully equipped kitchen.

On the ground floor and on either side of the entrance, there are three bedrooms, each with their own bathroom. A storeroom giving access to the garage with a laundry area and a hammam area complete this level. Upstairs, the master suite with its dressing room and bathroom overlooks the magnificent view of the lake.

A unique house where you can settle down in a very dynamic town which attracts more and more residents thanks to the shops, amenities and leisure activities which are developing nearby.

ENERGY CLASS: A/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR720 and EUR1030.

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Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,260,000

Key Information

Internal Area:	170 sqm
Land Area:	0.08 ha

Location: Nouvelle Aquitaine



## Gallery









As Featured in

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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**C. BAUER – Sunday Times**

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