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Architect-designed house with open views in Villandraut

Gironde , Nouvelle Aquitaine



€585,000

inc. of agency fees

4 Beds 1 Baths 200 sqm 0.84 ha

Nestled in the heart of 8400m² of wooded land on the edge of the peaceful Cours du Ciron, this remarkable 200m² architect-designed house offers an exceptional living environment. Its geographical location...

At a Glance

Reference	MFH-EAB1725EABX	Near to	Bordeaux	Price	€585,000
Bed	4	Bath	1	Hab.Space	200 sqm
Land	0.84 ha	Pool	Yes	Land Tax	N/A

Property Description

Nestled in the heart of 8400m² of wooded land on the edge of the peaceful Cours du Ciron, this remarkable 200m² architect-designed house offers an exceptional living environment. Its geographical location reveals a privileged panorama where the natural beauty of the landscape and the historical charm of the medieval castle of Villandraut combine harmoniously.

From the entrance, the vast living room, bathed in natural light and decorated with a fireplace, warmly welcomes its occupants. The large bay windows, facing east and west, open onto the terraces, offering a breathtaking view of the surrounding environment. The kitchen, in a retro style, is fully equipped and opens onto the living room, thus encouraging exchanges and conviviality.

On this same level, the sleeping area includes three comfortable bedrooms, served by a bathroom and a water point with toilet, thus offering optimal comfort to its inhabitants.

Upstairs, a beautiful attic room houses a lounge area as well as a balcony offering a magnificent view, while a master bedroom with wardrobe and a spacious bathroom, with a view of the castle, complete this level.

An integrated garage and a barbecue complete the services of this residence, while a heated swimming pool, facing south, invites relaxation and moments of conviviality with family or friends. Each side of the house reveals breathtaking panoramas, while privileged access to the Ciron through a gate and a private beach offers an intimate connection with the surrounding nature.

Finally, a 95m² outbuilding, ready to be converted, represents an undeniable asset, thus offering a multitude of possibilities for additional development and use.

ENERGY CLASS: E/ CLIMATE CLASS: 5. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 3190 and 4300 euros.

Caroline Montane (EI)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€585,000

Key Information

Year Built:	1970
Internal Area:	200 sqm
Land Area:	0.84 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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