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## Architect villa with swimming pool

Gironde , Nouvelle Aquitaine



**€949,000**

inc. of agency fees

4 Beds

155 sqm

0.03 ha

This sumptuous villa of contemporary architecture, spanning a generous surface area of 155 sqm, is ideally nestled at the Portes de Bordeaux, with adjoining land of 300 sqm with a swimming pool. With...

### At a Glance

**Reference** MFH-EAB1706EABX

**Bed** 4

**Land** 0.03 ha

**Near to** Bordeaux

**Pool** No

**Price** €949,000

**Hab.Space** 155 sqm

**Land Tax** N/A

### Property Description

This sumptuous villa of contemporary architecture, spanning a generous surface area of 155 sqm, is ideally nestled at the Portes de Bordeaux, with adjoining land of 300 sqm with a swimming pool.

With its exceptional services and generous volumes, this property constitutes a true rare gem in the popular area of St Augustin. The clean lines of its design allow natural light to flood the interior spaces, providing an unrivaled feeling of well-being and serenity. The living room and dining room form an open reception space,

enhanced by the presence of a wood stove.

The kitchen, adjoining the living room, is carefully furnished and has a dining area offering a soothing view of the garden and the swimming pool.

On this same level, a master bedroom with its adjoining bathroom, a laundry room and separate toilet complete the layout of the ground floor. Upstairs, the sleeping area accommodates two bright bedrooms, a large bathroom equipped with a bathtub, a shower and double sinks, as well as an office and separate toilets, bathed in natural light.

A 21 sqm outbuilding including a bedroom and a bathroom, located at the back of the plot, completes the services of this property, while a single garage on the street front adds a practical and functional touch to this ensemble. Its original design, its vast spaces conducive to conviviality as well as its high-end materials make it a unique residence, nestled in an environment of exceptional tranquility.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1220 and 1700 euros.

Summary

Property type:	House
Bedrooms:	4
Price	€949,000

Key Information

Internal Area:	155 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



## Gallery







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