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Architect-designed villa with swimming pool

Gironde , Nouvelle Aquitaine



€799,000

inc. of agency fees

5 Beds 156 sqm 0.03 ha

This sumptuous villa of contemporary architecture, ideally nestled at the Portes de Bordeaux, spreads over a generous surface area of 135 sqm and an outbuilding of 21 m², on an adjoining plot of 300 sqm...

At a Glance

Reference	MFH-EAB1706EABX	Near to	Bordeaux	Price	€799,000
Bed	5	Pool	No	Hab.Space	156 sqm
Land	0.03 ha			Land Tax	N/A

Property Description

This sumptuous villa of contemporary architecture, ideally nestled at the Portes de Bordeaux, spreads over a generous surface area of 135 sqm and an outbuilding of 21 m², on an adjoining plot of 300 sqm decorated with a swimming pool. With its exceptional services and generous volumes, this property is a real rare gem in the popular area of St Augustin.

The clean lines of its design allow natural light to flood the interior spaces, thus offering an unequalled

feeling of well-being and serenity. The living room and the dining room form an open reception area, sublimated by the presence of a wood stove. The kitchen, adjoining the living room, is carefully fitted out 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 a separate toilet complete the layout of the ground floor. Upstairs, the sleeping area accommodates three bright bedrooms, a large bathroom equipped with a bathtub, a shower and double sinks, as well as an office and a separate toilet, bathed in natural light.

The outbuilding includes a fifth bedroom and a shower room, located at the back of the plot. 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 from 2021 energy prices: between 1220 and 1700 euros.

Summary

Property type:	House
Bedrooms:	5
Price	€799,000

Key Information

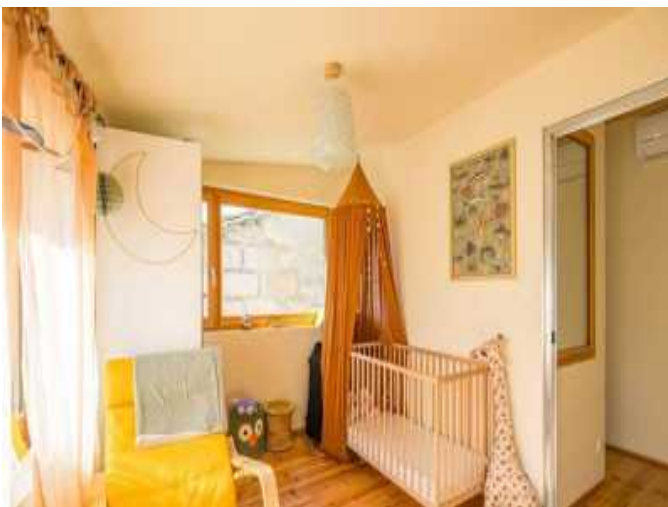
Internal Area:	156 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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