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Superb wooden villa in a green setting in Sanguinet

Landes , Nouvelle Aquitaine



€1,118,000

inc. of agency fees

3 Beds 1 Baths 200 sqm 0.48 ha

On the edge of a stream and a protected forest, this superb Siberian larch villa, built in 2005, welcomes you in an enchanting setting. The 4,836 sqm wooded park includes a heated swimming pool. The house,...

At a Glance

| | | | | | |
|------------------|-----------------|----------------|----------|------------------|------------|
| Reference | MFH-EAB1753EAAR | Near to | Bordeaux | Price | €1,118,000 |
| Bed | 3 | Bath | 1 | Hab.Space | 200 sqm |
| Land | 0.48 ha | Pool | No | Land Tax | N/A |

Property Description

On the edge of a stream and a protected forest, this superb Siberian larch villa, built in 2005, welcomes you in an enchanting setting. The 4,836 sqm wooded park includes a heated swimming pool.

The house, built by companions of duty, is distinguished by its careful finishes. The large cathedral living

room, bathed in light, offers a magnificent view of the park. The villa has a master suite, two additional bedrooms, a bathroom, and a double office on the mezzanine.

The fully equipped American kitchen is both modern and functional. A double garage completes the whole. Among the quality services, we find aluminum windows with double glazing, electric roller shutters, underfloor heating, centralized vacuuming, an integrated watering system with drilled well, and an alarm to ensure security. A place of well-being and fulfillment!

ENERGY CLASS: B/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: EUR990

Summary

| | |
|----------------|------------|
| Property type: | House |
| Bedrooms: | 3 |
| Bathrooms | 1 |
| Price | €1,118,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 2005 |
| Internal Area: | 200 sqm |
| Land Area: | 0.48 ha |
| Has a Garden | Yes |

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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