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## Mediterranean Villa near La Brède

Gironde , Nouvelle Aquitaine



# €830,000

inc. of agency fees

4 Beds   1 Baths   165 sqm   0.15 ha

This villa is inspired by Mediterranean charm and offers comfortable services. With 165 sqm of living space, it includes an outbuilding of 19 sqm and...

### At a Glance

<b>Reference</b>	MFH-EAB1792EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€830,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	165 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This villa is inspired by Mediterranean charm and offers comfortable services. With 165 sqm of living space, it includes an outbuilding of 19 sqm and is located on land with a view of a Natura area, a few steps from the town center of the Bourg de Saint-Morillon.

A holiday atmosphere is reinforced by its generous swimming pool, its 5-seater jacuzzi and its hammam. As soon as the gate opens, the fully paved parking lot allows several cars to be parked. A double garage with

direct access to the laundry room as well as a second motorcycle garage add a practical dimension. Once through the front door, the generous and warm entrance leads to the main living room.

The living room and open kitchen, bathed in light, open onto the sunny terrace facing the swimming pool and the pool house area with summer kitchen, offering a beautiful relaxation area. The other wing is devoted to the master bedroom with dressing room and bathroom. The view is also attractive. On the ground floor there is a functional office which can accommodate a bedroom if necessary.

Level 1 includes three bedrooms, a toilet and a bathroom. This villa offers the opportunity to live a quality family life in a quiet and wooded setting. It is located 500 m from the city center and schools.

A few local shops make everyday life easier. Bordeaux can be reached in 30 minutes by train, and La Brède is 5 minutes away.

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 1590 and 2210 euros.

Caroline Montane (EI)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€830,000

## Key Information

Year Built:	2006
Internal Area:	165 sqm
Land Area:	0.15 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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