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## The beautiful contemporary with swimming pool

Gironde , Nouvelle Aquitaine



**€935,000**

inc. of agency fees

3 Beds      180 sqm      0.05 ha

Located in Bègles, between the Barrière de Toulouse and the Barrière de Bègles, this contemporary house from 2012 embodies the art of modern living in a sought-after residential setting. With its 180...

### At a Glance

|                  |                 |                |          |                  |          |
|------------------|-----------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-EAB1819EABX | <b>Near to</b> | Bordeaux | <b>Price</b>     | €935,000 |
| <b>Bed</b>       | 3               | <b>Pool</b>    | Yes      | <b>Hab.Space</b> | 180 sqm  |
| <b>Land</b>      | 0.05 ha         |                |          | <b>Land Tax</b>  | N/A      |

### Property Description

Located in Bègles, between the Barrière de Toulouse and the Barrière de Bègles, this contemporary house from 2012 embodies the art of modern living in a sought-after residential setting.

With its 180 sqm of surface area, it is distinguished by its generous volumes and exceptional brightness,

accentuated by a beautiful high ceiling which gives a feeling of space and freedom in the living rooms. The entrance reveals well-designed common living spaces: on the left, a suspended kitchen with a central island, ideal for moments of conviviality with family or friends.

On the other side, a living room and a dining room bathed in light, perfectly suited to welcoming and entertaining. The whole opens onto an intimate garden of 250 sqm, a true oasis of tranquility, with a heated swimming pool for moments of relaxation all year round. The ground floor also accommodates three bedrooms on one level, including a master suite, designed to offer comfort and practicality, with easy access to all the amenities of the house.

Each bedroom benefits from a view of the garden and a peaceful atmosphere, conducive to rest.

Upstairs, a spacious office offers an ideal workspace. This room can also be converted into an extra bedroom if needed. This house has been designed to combine elegance, modernity and functionality. Its privileged location, in the immediate vicinity of shops, schools and transport, ensures an optimal quality of life, while enjoying the tranquility of a residential area.

ENERGY CLASS: C / CLIMATE CLASS: A.

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## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Price          | €935,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 180 sqm |
| Land Area:     | 0.05 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

## Location: Nouvelle Aquitaine



## Gallery









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