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The sublime renovated Gaume of Abatilles

Gironde , Nouvelle Aquitaine



€1,850,000

inc. of agency fees

3 Beds 140 sqm 0.09 ha

Located in the popular Abatilles district, this Gaume house of approximately 140m2 is enhanced by a characterful renovation in the middle of the pines. From the entrance, a spacious living room of approximately...

At a Glance

Reference	MFH-EAB1821EAAR	Near to	Bordeaux	Price	€1,850,000
Bed	3	Pool	No	Hab.Space	140 sqm
Land	0.09 ha			Land Tax	N/A

Property Description

Located in the popular Abatilles district, this Gaume house of approximately 140m2 is enhanced by a characterful renovation in the middle of the pines. From the entrance, a spacious living room of approximately 40sqm, furnished with custom-made furniture and equipped with a wood stove. The whole opens onto a beautiful terrace where you can enjoy this calm and unobstructed environment overlooking a heated and secure swimming pool. On the night side, the master bedroom of 18 sqm has built-in cupboards

and two large windows, bringing beautiful light to the room. A second bedroom of 13 sqm is just as comfortable. Continuing on, a guest area has a bright living room, a kitchen, a bedroom, a bathroom and a toilet. This property with undeniable charm is the opportunity to take full advantage of an area where nature and calm predominate while being close to the golf course and the most beautiful beaches of Arcachon. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,992 and EUR2,694. Kevin Pari (EI) : /

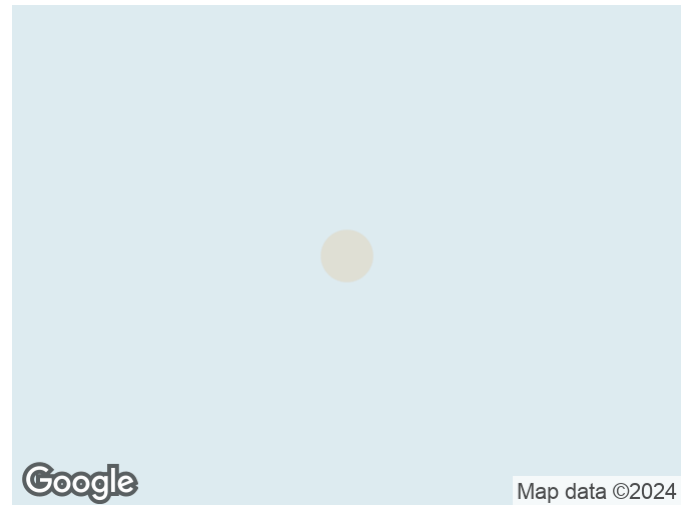
Summary

Property type:	House
Bedrooms:	3
Price	€1,850,000

Key Information

Internal Area:	140 sqm
Land Area:	0.09 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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