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## Charmingly renovated property, between woods and vines

Gironde , Nouvelle Aquitaine



# €849,000

inc. of agency fees

4 Beds    1 Baths    200 sqm    0.7 ha

Nestled in a green setting, this rare property of more than 6500 sqm benefits from a privileged geographical location in Martillac, surrounded by oaks...

### At a Glance

<b>Reference</b>	MFH-EAB1820EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€849,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.7 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in a green setting, this rare property of more than 6500 sqm benefits from a privileged geographical location in Martillac, surrounded by oaks and close to a grand cru classé. Calm reigns there, and nature blends perfectly with the home.

Completely renovated in 2020, the house offers 200 sqm on one level. From the entrance, a large, warm and light-filled living room opens onto a friendly terrace and a swimming pool, ideal for relaxing outdoors. The open kitchen, with a unique antique style, is enhanced by a cathedral ceiling which accentuates the feeling of space. The house has 3 bedrooms, including a master suite with dressing room and private bathroom, as well as an additional bedroom with its own shower room. Two spacious offices, ideal for working in peace and quiet, can be transformed into two bedrooms if necessary. A laundry room completes this harmonious space.

The large, fully fenced park includes a space dedicated to a permaculture vegetable garden, perfect for nature and gardening lovers. In addition, the property is equipped with photovoltaic panels and a well, providing additional comfort and contributing to sustainable resource management.

A 75 sqm outbuilding, equipped with toilets and a sink, offers all the necessary comfort to create an office space or a yoga room. A carport makes it easy to accommodate vehicles.

This property offers a peaceful living environment, in harmony with nature, offering comfort, elegance and modernity. 20 minutes by car from Bordeaux and 50 minutes from Arcachon. All shops, schools, colleges and high schools are nearby.

**ENERGY CLASS: B / CLIMATE CLASS: B.** Estimated average amount of annual energy expenditure for standard use, established from 2022 energy prices: between 1,300 and 1,800 euros.

Caroline Montane (EI)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€849,000

## Key Information

Year Built:	1950
Internal Area:	200 sqm
Land Area:	0.7 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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