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## Exceptional villa near the Arcachon basin

Gironde , Nouvelle Aquitaine



**€1,365,000**  
inc. of agency fees

11 Beds      780 sqm      0.25 ha

This sumptuous contemporary villa of approximately 800 sqm, built on a plot of 2,500 sqm and built in 2010, embodies luxury and elegance. Offering exceptional finishes and generous volumes, this property...

### At a Glance

**Reference** MFH-EAB1836EAAR  
**Bed** 11  
**Land** 0.25 ha

**Near to** Bordeaux  
**Pool** Yes

**Price** €1,365,000  
**Hab.Space** 780 sqm  
**Land Tax** N/A

### Property Description

This sumptuous contemporary villa of approximately 800 sqm, built on a plot of 2,500 sqm and built in 2010, embodies luxury and elegance. Offering exceptional finishes and generous volumes, this property will seduce lovers of refinement and space.

As soon as you arrive, you will be won over by the immense living space of nearly 250 sqm, fully air-conditioned, including an elegant living room, a modern open kitchen and an indoor swimming pool that

extends harmoniously towards the terrace, the garden, and a superb heated outdoor swimming pool of 12x6 meters, ideal for sunny moments of relaxation.

A corridor leads to three magnificent suites, each with its own private bathroom, one of which has a spacious dressing room.

A fourth bedroom completes this level. You also have access to an independent T3 apartment of 75 sqm, composed of a living room with equipped kitchen, two bedrooms and a bathroom. This accommodation, perfect for welcoming your guests or generating rental income, offers total autonomy.

Upstairs, an independent living space offers a large 60 sqm living room, a 40 sqm kitchen-dining room, as well as five suites, each equipped with its own shower room or bathroom and toilet. Three of these suites open onto a large terrace offering a breathtaking view of the surroundings. For your vehicles, a 40 sqm garage and a covered courtyard that can accommodate up to five cars are available.

The landscaped garden, a true oasis of serenity, has a heated swimming pool, a pétanque court and many spaces dedicated to moments of conviviality under the sun of the region.

This property with high-end services is perfectly suited to a bed and breakfast or gîte activity, or can be transformed into a charming hotel. Ideally located just 15 minutes from the beaches of Le Porge and Lake Lacanau, 25 minutes from the Arcachon Bay, 20 minutes from Saint-Médard-en-Jalles and 30 minutes from Bordeaux Mérignac airport, this villa is a true haven of peace, close to all amenities.

**ENERGY CLASS: B / CLIMATE CLASS: A** Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 2770 and 3810 euros.

## Summary

Property type:	House
Bedrooms:	11
Price	€1,365,000

## Key Information

Year Built:	2013
Internal Area:	780 sqm
Land Area:	0.25 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery









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