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## Charming architect-designed house with large garden and swimming pool

**Gironde** , **Nouvelle Aquitaine**



# €1,100,000

inc. of agency fees

4 Beds      203 sqm      0.11 ha

Located on the second line of a popular street in Bègles, this architect-designed house harmoniously combines the charm of the old and the contemporary, extending over a vast plot of more than 1000 sqm....

### At a Glance

<b>Reference</b>	MFH-EAB1854EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,100,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	203 sqm
<b>Land</b>	0.11 ha			<b>Land Tax</b>	N/A

### Property Description

Located on the second line of a popular street in Bègles, this architect-designed house harmoniously combines the charm of the old and the contemporary, extending over a vast plot of more than 1000 sqm.

The entrance is through a beautiful stone facade, revealing a spacious hall, a bedroom, a shower room and a

toilet. An interior patio decorated with a maple tree establishes a link between the old building and the contemporary extension. The mix of materials is at the heart of the charm of this house. Inside, warm surfaces such as wood combine with contemporary touches, such as glass, concrete and metal, to create an atmosphere that is both welcoming and elegant.

The living room, bathed in light and opening onto the garden, offers a clear and friendly view and connects to the large kitchen-diner. On the ground floor, we also discover the master bedroom with shower room, overlooking the patio. A pantry adjoining the kitchen, a laundry room and a toilet complete the ensemble.

Upstairs, two beautiful bedrooms, each with its own bathroom and a balcony, allow you to enjoy a breathtaking view of the garden. A real favorite, located in a quiet area, close to the amenities of the Barrière de Bègles and

ENERGY CLASS: C / CLIMATE CLASS: C

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## Summary

Property type:	House
Bedrooms:	4
Price	€1,100,000

## Key Information

Internal Area:	203 sqm
Land Area:	0.11 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery







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