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Contemporary house with garden and swimming pool on the edge of the vineyards

Gironde , Nouvelle Aquitaine



€795,000

inc. of agency fees

4 Beds 180 sqm 0.07 ha

At the gates of Bordeaux, near Artigues, this contemporary house of 180 sqm, built in 2017, benefits from a resolutely modern architecture and is harmoniously located on a plot of land bordered by vines....

At a Glance

Reference	MFH-EAB1871EABX	Near to	Bordeaux	Price	€795,000
Bed	4	Pool	Yes	Hab.Space	180 sqm
Land	0.07 ha			Land Tax	N/A

Property Description

At the gates of Bordeaux, near Artigues, this contemporary house of 180 sqm, built in 2017, benefits from a resolutely modern architecture and is harmoniously located on a plot of land bordered by vines.

A private driveway leads to this residence with elegant lines, offering a generous reception area with several

parking spaces, a carport and a large garage of 40 sqm.

Upon entering, the ground floor reveals a vast living room bathed in light, decorated with an ethanol fireplace, as well as a cathedral-height dining room. The fully equipped fitted kitchen opens to the outside through large bay windows, creating a perfect continuity between the interior and the garden.

This level also includes a master suite with dressing room and bathroom, as well as a second bedroom. A laundry room, a storeroom and a toilet complete the layout. Upstairs, a mezzanine office space overlooks the living room, while two bedrooms share a bathroom.

The exterior, not overlooked, invites you to relax with a terrace with a bioclimatic pergola, a large heated swimming pool of 9.5 x 3.5 m, and a garden surrounding the house.

The generous volumes, the natural light and the quality of the finishes give this contemporary house exceptional living comfort and a touch of modernity, just a few minutes from

ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: 309 euros.

Lea Zammit (EI)

Summary

Property type:	House
Bedrooms:	4
Price	€795,000

Key Information

Internal Area:	180 sqm
Land Area:	0.07 ha
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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