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## Wooden architect's house in the trees

Gironde , Nouvelle Aquitaine



**€550,000**

inc. of agency fees

3 Beds      175 sqm      0.25 ha

Located in the town of Tabanac, this two-level wooden architect-designed house overlooks the surrounding nature. On the ground floor, a large entrance...

### At a Glance

<b>Reference</b>	MFH-EAB1875EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€550,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	175 sqm
<b>Land</b>	0.25 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the town of Tabanac, this two-level wooden architect-designed house overlooks the surrounding nature.

On the ground floor, a large entrance includes a staircase leading upstairs, a storeroom and a toilet. A space to the left of the entrance, currently used as a workshop, can easily be transformed into a bedroom or studio.

Upstairs, you arrive directly in the living room, organized into several spaces. The double-height ceiling and the numerous openings to the outside bring beautiful light to this warm and friendly space. A south-facing wooden terrace offers a clear view of the surrounding trees, allowing you to enjoy the warmth of the sun, while a terrace to the north, at the back, allows you to have lunch in the shade.

An open space on the mezzanine, serving as an office, overlooks the living room and reveals a magnificent traditional wooden frame made by companions. This level is completed by a master suite with shower room, two bedrooms, another shower room and a separate toilet. The large sloping garden is home to beautiful fruit trees, vines, a small forest and several spaces nestled in the rock, once used as a troglodyte house and quarry, which can be used as a workshop or storage area.

An access ramp provides direct access from outside to the first floor via the north terrace. A real favorite for this tree house, well thought out, functional, warm and atypical!

**ENERGY CLASS: C / CLIMATE CLASS: C** Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022 and 2023 between EUR1,170 and EUR1,630.

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## Summary

Property type:	House
Bedrooms:	3
Price	€550,000

## Key Information

Internal Area:	175 sqm
Land Area:	0.25 ha

## Location: Nouvelle Aquitaine



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