

[Click to view MFH-EAB1879EABX](#)

L'Écrin Contemporain with garden and swimming pool in Saint-Aubin-de-Médoc

Gironde , Nouvelle Aquitaine



€997,000

inc. of agency fees

4 Beds 1 Baths 278 sqm 0.12 ha

Located in a sought-after area of Saint-Aubin-de-Médoc, this magnificent architect-designed house of approximately 270 sqm, built on four levels and built...

At a Glance

Reference	MFH-EAB1879EABX	Near to	Bordeaux	Price	€997,000
Bed	4	Bath	1	Hab.Space	278 sqm
Land	0.12 ha	Pool	No	Land Tax	N/A

Property Description

Located in a sought-after area of Saint-Aubin-de-Médoc, this magnificent architect-designed house of approximately 270 sqm, built on four levels and built in 2008, embodies the perfect harmony between modern comfort and a peaceful natural environment.

Upon entering, the eye is immediately drawn to the vast living room bathed in light, embellished with a planted patio that brings a touch of greenery and serenity to the heart of the house. The living space extends towards a convivial dining room, open to a fitted and equipped kitchen, extended by a practical pantry and a service entrance. Still on the ground floor, two spacious master suites, each with a generous bathroom, offer optimal comfort.

One of the suites has an elegant dressing room, ensuring a private and comfortable space. Each living room benefits from a soothing view of the landscaped garden, where a welcoming terrace, a pool house-style summer kitchen, and a superb swimming pool invite you to relax and enjoy a friendly atmosphere.

The first floor has an independent suite with a shower room and toilet, ideal for guests or a family looking for an intimate space. On the second floor, a large bedroom with a shower room and private terrace offers an unobstructed view and a space conducive to relaxation.

In the basement, a souplex has been converted into a gym, with direct access to a wine cellar for additional comfort.

Outside, the garage, carport and above-ground parking provide practical everyday conveniences, all on a wooded plot with no overlooked views, guaranteeing peace and privacy. This exceptional property represents a rare opportunity in an ideal setting.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 1975 and 2671 euros.

:/

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€997,000

Key Information

Internal Area:	278 sqm
Land Area:	0.12 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates