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## 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 in 2008, embodies the perfect harmony between...

### At a Glance

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

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## 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







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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.

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