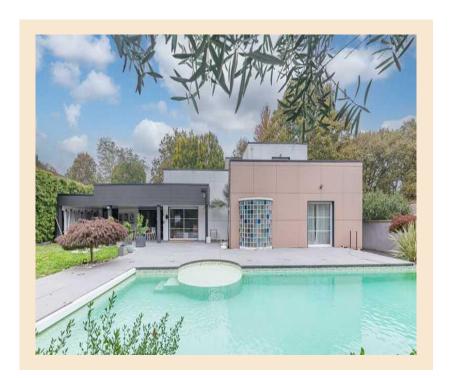
**Click to view MFH-EAB1879EABX** 

# 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** 



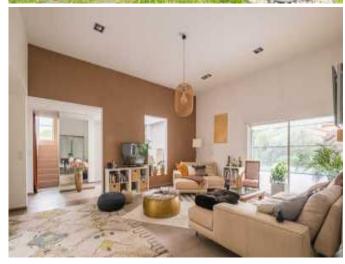
# Gallery













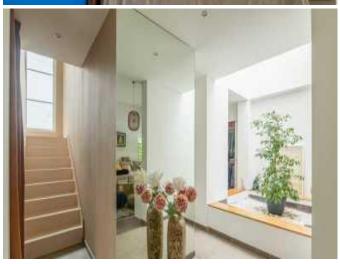
















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#### C. BAUER – Sunday Times

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S. and L. BROWN



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