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## Contemporary Elegance in the Heart of Haillan

Gironde , Nouvelle Aquitaine



**€920,000**

inc. of agency fees

5 Beds   1 Baths   250 sqm   0.13 ha

1980s residence reinvented with taste and modernity, offering approximately 250 sqm of comfort and refinement. Nestled on a landscaped plot with garden, swimming pool and large parking spaces, this residence...

### At a Glance

<b>Reference</b>	MFH-EAB1887EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€920,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

1980s residence reinvented with taste and modernity, offering approximately 250 sqm of comfort and refinement. Nestled on a landscaped plot with garden, swimming pool and large parking spaces, this residence harmoniously combines space and light.

As soon as you enter, a large living room bathed in natural light welcomes you. The high ceilings are impressive, as is the fireplace which sits elegantly, creating a warm space facing the large bay windows opening onto the terrace and swimming pool, ideally facing due south.

The dining room fits in naturally, making this space a friendly place in perfect symbiosis with the garden.

The semi-independent kitchen, perfectly equipped, is another asset. Functional and directly connected to the garage, it promises practicality and modernity on a daily basis.

The ground floor continues with a corridor with multiple storage spaces serving a large master suite, a dressing room, a spacious bathroom with shower and bathtub, a separate toilet, a laundry room and two other bedrooms.

A wine cellar completes this single-storey living space, a valuable asset for lovers of good wines.

Upstairs, it's time to relax! A lounge-office area, with a cozy and attic atmosphere, opens onto two additional bedrooms, one of which has its own bathroom with adjoining toilet.

With no work to be planned, this house offers an ideal living environment, in a quiet area, while being a stone's throw from the schools, shops and transport of the center of Haillan.

**ENERGY CLASS: C / CLIMATE CLASS: C.** Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1850 and 2560 euros.

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### Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€920,000

### Key Information

Internal Area:	250 sqm
Land Area:	0.13 ha
Has a Garden	Yes

### Location: Nouvelle Aquitaine



## Gallery







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**C. BAUER – Sunday Times**

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