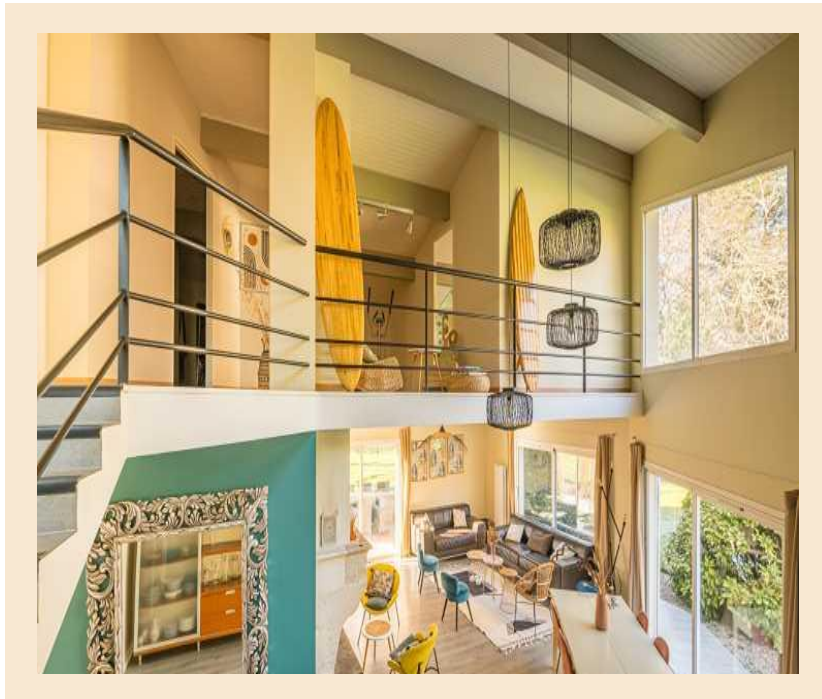


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Spacious architect-designed house in Cestas

Gironde , Nouvelle Aquitaine



€845,000

inc. of agency fees

5 Beds 2 Baths 219 sqm 0.45 ha

25 minutes from Bordeaux and 15 minutes from the airport, this 219 sqm architect-designed house, nestled in the heart of a wooded plot of over 6,000 sqm, benefits from a rare natural setting and a strategic...

At a Glance

Reference	MFH-EAB1939EABX	Near to	Bordeaux	Price	€845,000
Bed	5	Bath	2	Hab.Space	219 sqm
Land	0.45 ha	Pool	Yes	Land Tax	N/A

Property Description

25 minutes from Bordeaux and 15 minutes from the airport, this 219 sqm architect-designed house, nestled in the heart of a wooded plot of over 6,000 sqm, benefits from a rare natural setting and a strategic location. Surrounded by woods and not overlooked, it offers a peaceful and preserved environment, perfect for those seeking tranquility, while remaining close to amenities.

The ground floor is organized around a large, bright living room with fireplace and zenithal roof. A closed

kitchen, two bedrooms, a shower room, a toilet and a laundry room complete this level. Upstairs, a mezzanine invites you to create a cocooning space or an office, serving three bedrooms, a dressing room and a bathroom with retro charm. With its generous volumes, this house offers a soothing view of the pines in each room. The 4500sqm plot of land is one of the major assets of this property.

A large salt pool (12.5 x 6.5 m) and a fully enclosed outdoor space allow you to enjoy sunny days in complete privacy. A garage and an independent building offer interesting development possibilities, whether for an outbuilding or a workshop. Ideally located, this house combines the tranquility of the countryside with the proximity of Bordeaux, schools and shops. With its exceptional natural setting, this house is a real invitation to an art of living in harmony with nature.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,182 and EUR2,952

Caroline Montane (EI)

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€845,000

Key Information

Year Built:	1988
Internal Area:	219 sqm
Land Area:	0.45 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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