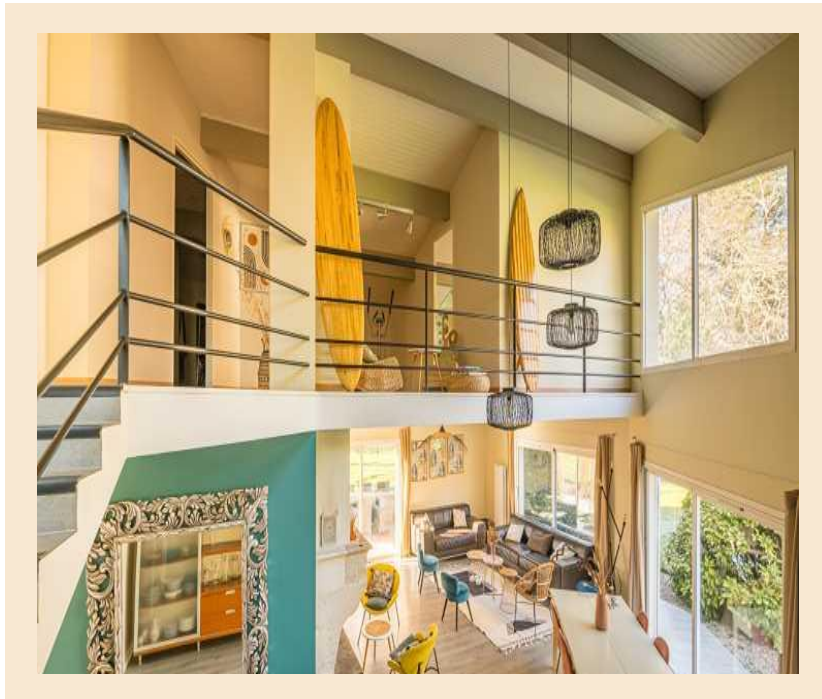


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## Spacious architect-designed house in Cestas

Gironde , Nouvelle Aquitaine



**€795,000**

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,...

### At a Glance

|                  |                 |                |          |                  |          |
|------------------|-----------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-EAB1939EABX | <b>Near to</b> | Bordeaux | <b>Price</b>     | €795,000 |
| <b>Bed</b>       | 5               | <b>Bath</b>    | 2        | <b>Hab.Space</b> | 219 sqm  |
| <b>Land</b>      | 0.45 ha         | <b>Pool</b>    | Yes      | <b>Land Tax</b>  | 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          | €795,000 |

## Key Information

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

## Location: Nouvelle Aquitaine



# Gallery







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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.

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**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.

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