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## A haven of peace in the heart of a preserved oasis

**Gironde , Nouvelle Aquitaine**



# €1,890,000

inc. of agency fees

5 Beds   2 Baths   320 sqm   0.19 ha

Nestled in the heart of a preserved oasis, hidden from view, this timeless haven of peace invites you to a unique experience. Designed in 2017 by a talented...

### At a Glance

<b>Reference</b>	MFH-EAB1956EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,890,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	320 sqm
<b>Land</b>	0.19 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of a preserved oasis, hidden from view, this timeless haven of peace invites you to a unique experience. Designed in 2017 by a talented architect, who put all his soul and inspiration into the creation of this unique place, this contemporary house is a true architectural feat where every detail has been thought out to enhance space and light.

With a surface area of 320 sqm, it extends over a vast plot of 1,800 sqm, offering an exceptional living environment. From the entrance, nature invites itself inside thanks to the large bay windows that open onto a landscaped garden decorated with a swimming pool, featuring a majestic olive tree and a soothing atmosphere conducive to serenity. In the evening, let yourself be transported by the magic of the starry sky, visible through an opening specially designed to contemplate infinity.

This single-storey house consists of a large living room with fireplace, a dining room bathed in light, ideal for convivial meals facing the garden, and an open kitchen designed to combine aesthetics and functionality.

The sleeping area includes a master suite with adjoining bathroom, a child's bedroom and two large rooms to be arranged according to your wishes: additional bedrooms, office or relaxation area. A converted basement accommodates a bedroom with bathroom, ideal for preserving privacy and comfort. In winter, enjoy the warmth of the fireplace. In summer, relax in a Balinese-inspired garden, with your feet in the water, lulled by the murmur of the wind in the leaves. A house with a unique character, where well-being and the sweetness of life reign.

Only 20 minutes from Bordeaux and 40 minutes from the sea, this exceptional property benefits from an ideal location.

**ENERGY CLASS: A / CLIMATE CLASS: A** Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,020 and EUR1,430/year.

Laura Gaillard (EI) : /

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,890,000

## Key Information

Year Built:	2019
Internal Area:	320 sqm
Land Area:	0.19 ha
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



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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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