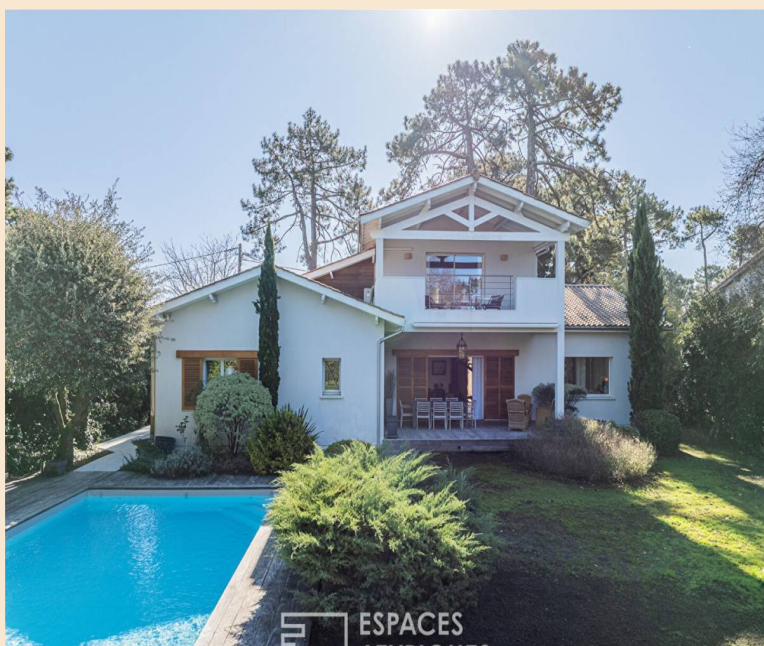


[Click to view MFH-EAB1998EAAR](#)

## The beautiful family home of Abatilles

Gironde , Nouvelle Aquitaine



**€2,200,000**  
inc. of agency fees

4 Beds    1 Baths    220 sqm    0.1 ha

Located in the prestigious Abatilles district, in a calm and green environment, this charming 220m2 house, built in 2012, is set on a plot of approximately...

### At a Glance

<b>Reference</b>	MFH-EAB1998EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€2,200,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	220 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the prestigious Abatilles district, in a calm and green environment, this charming 220m2 house, built in 2012, is set on a plot of approximately 1,000m2. This refined property offers an exceptional living environment thanks to its swimming pool, its large spaces and its excellent condition.

On the ground floor, the entrance opens onto a spacious 70m2 living room where a comfortable lounge - dining room area is drawn. The whole bathed in light thanks to its large openings overlooking the outside. In

the extension, a fitted and equipped kitchen. On the night side, two spacious and bright bedrooms, a shower room and a separate toilet. A bedroom with shower room completes the comfort of this level.

The first floor opens onto a comfortable office, a bedroom, and a separate toilet. A suite with dressing room, bathroom and private terrace plunging onto the outside completes the high-end services of this character property.

Outside, an exotic wooden terrace leads to a heated swimming pool. A 35m<sup>2</sup> garage and a wooded garden bring comfort and tranquility to the whole. Energy performance, generous volumes and location make this house a rare property in the area.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,670 and EUR2,330.

Kevin Pari (EI) : /

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€2,200,000

Key Information

Year Built:	2012
Internal Area:	220 sqm
Land Area:	0.1 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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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**

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