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## Loft house with garage, swimming pool and garden

Gironde , Nouvelle Aquitaine



**€1,495,000**

inc. of agency fees

5 Beds   1 Baths   360 sqm   0.07 ha

Nestled in a discreet cul-de-sac, close to the Bagatelle Hospital, this 360 sqm loft house offers an exceptional living environment, combining space,...

### At a Glance

<b>Reference</b>	MFH-EAB1938EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,495,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	360 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in a discreet cul-de-sac, close to the Bagatelle Hospital, this 360 sqm loft house offers an exceptional living environment, combining space, comfort and privacy. From the entrance, an elegant paved courtyard leads to a large double garage and the main door of the house.

The living room, impressive with its 108 sqm, seduces with its generous volumes and its original wooden frame. This space bathed in light accommodates a warm living room with fireplace, a convivial dining room and a fully equipped American kitchen. On each side, the house opens to the East onto a landscaped garden of 90 sqm and to the West onto a wooden terrace with a heated salt pool of 9x4 m, a solarium and a sauna, inviting you to relax in all seasons.

On the ground floor, the master suite benefits from a custom-made dressing room and an elegant bathroom with bathtub and shower, all opening onto a private terrace. An independent studio, perfect for entertaining or teleworking, completes this level, with a wine cellar, a cinema room and a laundry room.

Upstairs, a beautiful mezzanine offers an office space, while three bedrooms, each with their own shower room and private balcony, guarantee comfort and privacy for the whole family. Just 10 minutes from Gare Saint-Jean, close to the shops of Bègles and Bordeaux, a rare address for a privileged family life, between elegance and serenity.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: between EUR4,190 and EUR5,730

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Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,495,000

Key Information

Internal Area:	360 sqm
Land Area:	0.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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