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Mediterranean-inspired villa with outbuilding, swimming pool and view

Gironde , Nouvelle Aquitaine



€820,000

inc. of agency fees

4 Beds 1 Baths 223 sqm 0.15 ha

A few steps from the center of Bourg de Saint-Morillon, this 223 sqm villa, located on a plot of land with a view of a Natura zone, seduces with its warm...

At a Glance

Reference	MFH-EAB1792_1EABX	Near to	Bordeaux	Price	€820,000
Bed	4	Bath	1	Hab.Space	223 sqm
Land	0.15 ha	Pool	Yes	Land Tax	N/A

Property Description

A few steps from the center of Bourg de Saint-Morillon, this 223 sqm villa, located on a plot of land with a view of a Natura zone, seduces with its warm atmosphere and its high-end services. Its architecture inspired by Mediterranean residences combines with modern comfort to offer a privileged living environment.

Its landscaped exterior accommodates a swimming pool, a pool house, a 5-seater jacuzzi and a hammam with a shower and an outdoor toilet, reinforcing a feeling of vacation all year round. From the entrance, a fully paved parking lot allows several vehicles to be parked, supplemented by a double garage with direct access to the laundry room and a second garage dedicated to motorcycles. Inside, a generous entrance leads to a spacious living room where the bright living room opens onto a sun-drenched terrace. The open, friendly and functional kitchen extends this space in direct connection with the outside, facing the swimming pool and the pool house equipped with a summer kitchen. The main wing houses an elegant master suite with dressing room and bathroom, enjoying an unobstructed view. An office, which can be used as a bedroom, completes this level.

Upstairs, three comfortable bedrooms, a shower room and a separate toilet offer a separate and functional sleeping area. An air-conditioned outbuilding of 20 sqm completes this property. Ideal for a workspace, a gym or independent accommodation, it provides significant flexibility.

The green and wooded environment guarantees calm and serenity, just 500 meters from shops and schools. Bordeaux can be reached in 30 minutes by train, and La Brède 5 minutes.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 1590 and 2210 euros.

Caroline Montane (EI)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€820,000

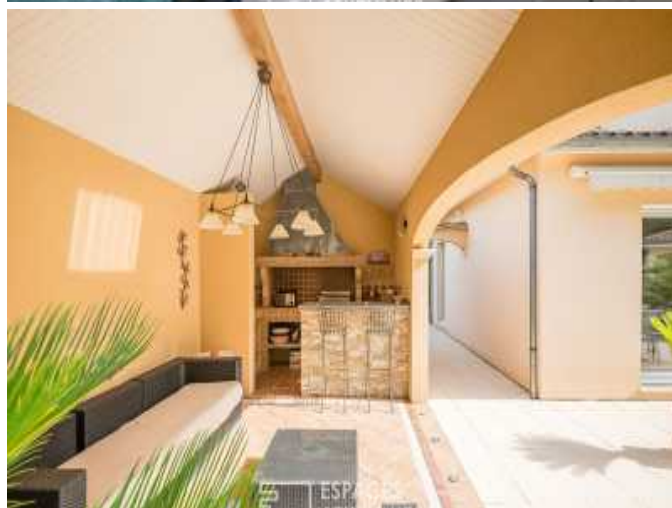
Key Information

Year Built:	2006
Internal Area:	223 sqm
Land Area:	0.15 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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