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The Poetic Villa: Charming house in an authentic environment

Gironde , Nouvelle Aquitaine



€1,195,000

inc. of agency fees

3 Beds 1 Baths 139 sqm 0.03 ha

Located in a quiet alley in the Port district, this intimate villa offers a privileged living environment close to shops and the beach. Tastefully decorated, this contemporary house from 2019 offers on...

At a Glance

Reference	MFH-EAB1275EAAR	Near to	Bordeaux	Price	€1,195,000
Bed	3	Bath	1	Hab.Space	139 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

Located in a quiet alley in the Port district, this intimate villa offers a privileged living environment close to shops and the beach.

Tastefully decorated, this contemporary house from 2019 offers on the 1st level a superb living room bathed

in light which consists of a living room, dining room and equipped American kitchen which ideally opens onto the terrace and the swimming corridor.

A first suite with its terrace and its independent access, a bedroom, a pantry and a WC complete the ground floor of this property with a unique character.

The first floor accommodates a large master suite with bathroom, dressing room and WC as well as a view of the Basin and the oyster farms.

The green exterior of this property is completely terraced and offers a pretty summer kitchen and living room.

A parking space and a storage shed complete the services of this unique habitat.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1,770 and 2,440 euros.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€1,195,000

Key Information

Year Built:	2019
Internal Area:	139 sqm
Land Area:	0.03 ha

Location: Nouvelle Aquitaine



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