

[Click to view MFH-EAB1425EABX](#)

Architect's villa with garden and swimming pool in Le Bouscat

Gironde , Nouvelle Aquitaine



€1,350,000

inc. of agency fees

5 Beds 220 sqm 0.04 ha

This magnificent contemporary house of 220 sqm, built on two levels, takes place in a peaceful setting near the town center of Bouscat. It will be delivered at the end of 2024. As soon as you enter, the...

At a Glance

Reference	MFH-EAB1425EABX	Near to	Bordeaux	Price	€1,350,000
Bed	5	Pool	No	Hab.Space	220 sqm
Land	0.04 ha			Land Tax	N/A

Property Description

This magnificent contemporary house of 220 sqm, built on two levels, takes place in a peaceful setting near the town center of Bouscat. It will be delivered at the end of 2024.

As soon as you enter, the light that reigns in the large 56 sqm living room sets the tone. The large bay

windows let in abundant natural light. The carefully fitted kitchen is perfectly equipped with all the necessary elements. The cellar, practical and functional, offers additional storage space. On the ground floor, a spacious bedroom with dressing room and adjoining bathroom, settles like a real cocoon of tranquility and comfort. The first floor serves a landing converted into an office, as well as three other bedrooms, one of which has an adjoining shower room, each offering comfort and absolute privacy.

The vast parental suite is the centerpiece of this house, with its dressing room, its bathroom and its private WC. Outside, a magnificent garden with terrace and subtly landscaped swimming pool. A large garage completes the set.

This contemporary house is a real architectural gem, combining comfort and modernity.

/

Summary

Property type:	House
Bedrooms:	5
Price	€1,350,000

Key Information

Internal Area:	220 sqm
Land Area:	0.04 ha
Has a Garden	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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates