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## Villa Arcachonnaise Close to the City Center

Gironde , Nouvelle Aquitaine



# €925,000

inc. of agency fees

4 Beds   1 Baths   162 sqm   0.04 ha

Ideally located a few steps from the city center and all its amenities, this splendid new Arcachonnaise style villa presents itself as a rare pearl of 162sqm. Its careful architecture combined with a...

### At a Glance

<b>Reference</b>	MFH-EAB1571EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€925,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	162 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Ideally located a few steps from the city center and all its amenities, this splendid new Arcachonnaise style villa presents itself as a rare pearl of 162sqm. Its careful architecture combined with a refined interior design make it a true real estate gem.

On the ground floor, an open and bright space of 65sqm welcomes you. It wonderfully combines a living and dining room, bathed in light, with a fully equipped and tastefully furnished kitchen. For those who carry out a professional activity or who want a peaceful corner, an office space has been designed for you.

The master suite is a real cocoon of well-being with its dressing room, its adjoining bathroom and its private WC. This level also has a pantry and a separate toilet for optimal functionality. Upstairs, the sleeping area is revealed in its most beautiful light. Three spacious bedrooms equipped with reversible air conditioning ensure optimal comfort in all seasons. A modern bathroom as well as an additional toilet complete this level. Outside, let yourself be enchanted by a 430sqm landscaped garden, a true green setting. The terrace is accompanied by a swimming pool for moments of refreshment and conviviality. Significant bonus for future buyers, notary fees are reduced.

This villa is an invitation to a lifestyle combining luxury, comfort and practicality. An opportunity to be seized quickly.

of which 3.35 % fees incl. VAT at the buyer's expense.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€925,000

## Key Information

Year Built:	2023
Internal Area:	162 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery



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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.

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**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.

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