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## Charming exotic villa in the center of Biscarrosse

Landes , Nouvelle Aquitaine



# €1,250,000

inc. of agency fees

5 Beds   2 Baths   331 sqm   0.28 ha

Located in the heart of Biscarrosse village, this surprising villa of approximately 330m<sup>2</sup>, redesigned by an interior designer, stands out on a wooded park of approximately 2800m<sup>2</sup> where the song of birds...

### At a Glance

<b>Reference</b>	MFH-EAB1588EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,250,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	331 sqm
<b>Land</b>	0.28 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of Biscarrosse village, this surprising villa of approximately 330m<sup>2</sup>, redesigned by an interior designer, stands out on a wooded park of approximately 2800m<sup>2</sup> where the song of birds and the mix of olive trees and palm trees invite you to travel. .

From the entrance, the living room offers generous volumes where a living room with a triple exposure, a

dining room and an open kitchen are harmoniously articulated. An open fireplace gives the space a warm and friendly atmosphere. Continuing, a charming master suite with bathroom and dressing room.

The sleeping area also consists of a second suite with its bathroom, two additional bedrooms, a bathroom and two separate toilets. From the living room, a staircase leads to a mezzanine that can accommodate an office space.

Outside, there is a large terrace, a jacuzzi, an outdoor lounge, and a heated swimming pool which allow you to take full advantage of the sun's rays.

To complete the comfort of this property, an outbuilding including a bedroom offers various development possibilities: rental yield or reception house.

Two garages and multiple parking possibilities in the park complete the comfort of this family villa where the exotic and the contemporary have found the perfect balance.

ENERGY CLASS: C/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: EUR2,456

Kevin Pari (EI) /

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,250,000

## Key Information

Year Built:	1999
Internal Area:	331 sqm
Land Area:	0.28 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery







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**C. BAUER – Sunday Times**

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