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Exceptional villa in La Hume

Gironde , Nouvelle Aquitaine



€1,600,000

inc. of agency fees

6 Beds 1 Baths 312 sqm 0.17 ha

Discover this magnificent property in La Hume on a plot of more than 1600 sqm, offering a true haven of peace surrounded by nature. Surrounded by greenery and enjoying absolute calm, this house will charm...

At a Glance

| | | | | | |
|------------------|-----------------|----------------|----------|------------------|------------|
| Reference | MFH-EAB1594EAAR | Near to | Bordeaux | Price | €1,600,000 |
| Bed | 6 | Bath | 1 | Hab.Space | 312 sqm |
| Land | 0.17 ha | Pool | Yes | Land Tax | N/A |

Property Description

Discover this magnificent property in La Hume on a plot of more than 1600 sqm, offering a true haven of peace surrounded by nature.

Surrounded by greenery and enjoying absolute calm, this house will charm you with its tranquility and its lush outdoor spaces.

Equipped with a swimming pool ideally placed to recharge your batteries, this property also offers a living space of 312 sqm.

The interior of the house includes a warm dining room with its wood stove, a fully equipped modern kitchen, open to the large 106 sqm living room and its scullery. The sleeping area of this house has a spacious master suite with bathroom, toilet and dressing room, as well as two other bedrooms, a bathroom, an office and a games room.

Everything is perfectly arranged on the ground floor to offer maximum comfort and practicality. Upstairs, three additional bedrooms, a bathroom and a separate toilet, providing additional space ideal for accommodating a large family or entertaining guests.

In addition to all these assets, this villa also has a workshop, a double garage and several parking spaces, allowing you to meet all your needs in terms of storage and parking.

ENERGY CLASS: C/ CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: 2283 euros.

Summary

| | |
|----------------|------------|
| Property type: | House |
| Bedrooms: | 6 |
| Bathrooms | 1 |
| Price | €1,600,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 1993 |
| Internal Area: | 312 sqm |
| Land Area: | 0.17 ha |
| Has a Garden | Yes |
| Swimming Pool? | Yes |

Location: Nouvelle Aquitaine



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