Click to view MFH-EAB1594EAAR

# **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...

€1,600,000

### At a Glance

Reference MFH-EAB1594EAAR Near to Bordeaux Price

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

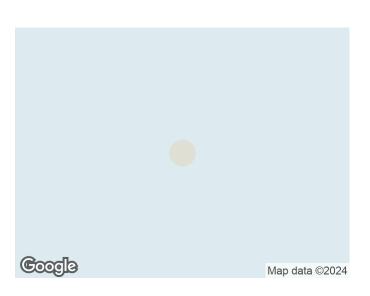
Price €1,600,000

# **Key Information**

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

# **Location: Nouvelle Aquitaine**





# Gallery





























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S. and L. BROWN



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