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Architectural gem near La Brède

Gironde , Nouvelle Aquitaine



€715,000

inc. of agency fees

4 Beds 1 Baths 190 sqm 0.27 ha

Once through the gate, the architectural structure is discovered in all its splendor, erected on a plot of land planted with oaks and pines. This 255 sqm construction offers a transversal and bright living...

At a Glance

Reference	MFH-EAB1601EABX	Near to	Bordeaux	Price	€715,000
Bed	4	Bath	1	Hab.Space	190 sqm
Land	0.27 ha	Pool	Yes	Land Tax	N/A

Property Description

Once through the gate, the architectural structure is discovered in all its splendor, erected on a plot of land planted with oaks and pines.

This 255 sqm construction offers a transversal and bright living space, open to the outside. Once through the entrance hall, a generous living room opens up to you, bathed in light and warmed by a fireplace. The beautiful American kitchen is perfectly integrated into these 70 sqm. A laundry room and a WC complete the

practicality of the premises.

The west wing of this house is dedicated to the master suite. It is made up of a dressing room, a polished concrete bathroom and a large office. A solid oak staircase leads upstairs, where there are two generously sized bedrooms, with spacious storage, a bathroom and a separate toilet. The house benefits from an outbuilding, continuing this architectural spirit, equipped with a bedroom and a private bathroom.

A garage and a carport adjoining the house add to the assets of this property. This exceptional house, offered to lovers of atypical spaces, is located a few minutes by car from all amenities, in Saucats, a town bordering La Brède. You can access the train station or the highway in just 10 minutes.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 1,266 and 1,714 euros.

Caroline Montane (EI)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€715,000

Key Information

Year Built:	2015
Internal Area:	190 sqm
Land Area:	0.27 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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