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## Authentic Villa Gaume redesigned by architect

Gironde , Nouvelle Aquitaine



**€1,260,000**

inc. of agency fees

3 Beds      142 sqm      0.09 ha

Ideally located in the heart of La Teste, close to shops and other amenities, this meticulously renovated character house elegantly combines an avant-garde and refined style while preserving the authenticity...

### At a Glance

**Reference** MFH-EAB1684EAAR

**Bed** 3

**Land** 0.09 ha

**Near to** Bordeaux

**Pool** No

**Price** €1,260,000

**Hab.Space** 142 sqm

**Land Tax** N/A

### Property Description

Ideally located in the heart of La Teste, close to shops and other amenities, this meticulously renovated character house elegantly combines an avant-garde and refined style while preserving the authenticity of the Gaume house.

On one level, this contemporary residence offers a spacious and bright living space. The living room, decorated with a period fireplace, invites you to relax, while the convivial dining room is perfect for meals with family or friends. A second living room, opening onto a splendid terrace and its swimming pool, offers an additional gathering place, ideal for moments of conviviality.

The high-end, fully equipped kitchen is part of this same harmony and gives access to a real terrazzo terrace, thus creating a bold continuity between the interior and exterior living spaces.

The sleeping area consists of three bedrooms, including a sumptuous master suite with bathroom, dressing room and private WC, offering a true haven of peace. An independent bathroom completes this rest space. Due to its layout, this property also offers the possibility of easily creating a fourth bedroom if necessary.

Finally, a carefully landscaped garden and a parking driveway add to the appeal of this exceptional property, offering a harmonious and comfortable living environment.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: between EUR1,890 and EUR2,620

### Summary

Property type:	House
Bedrooms:	3
Price	€1,260,000

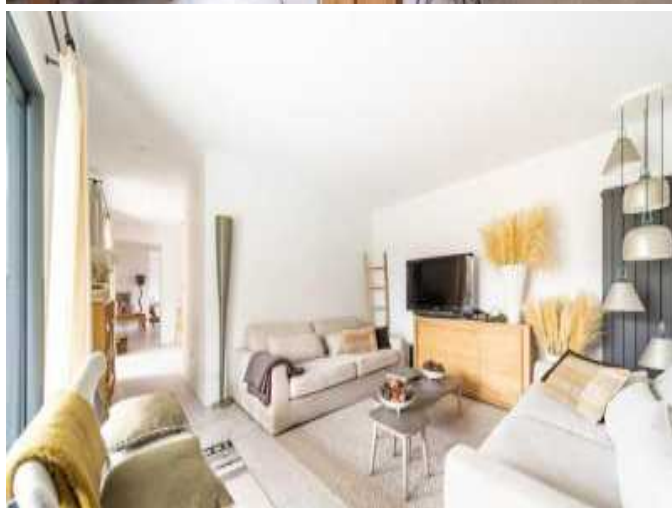
### Key Information

Internal Area:	142 sqm
Land Area:	0.09 ha
Has a Garden	Yes

### Location: Nouvelle Aquitaine



## Gallery







As Featured in

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