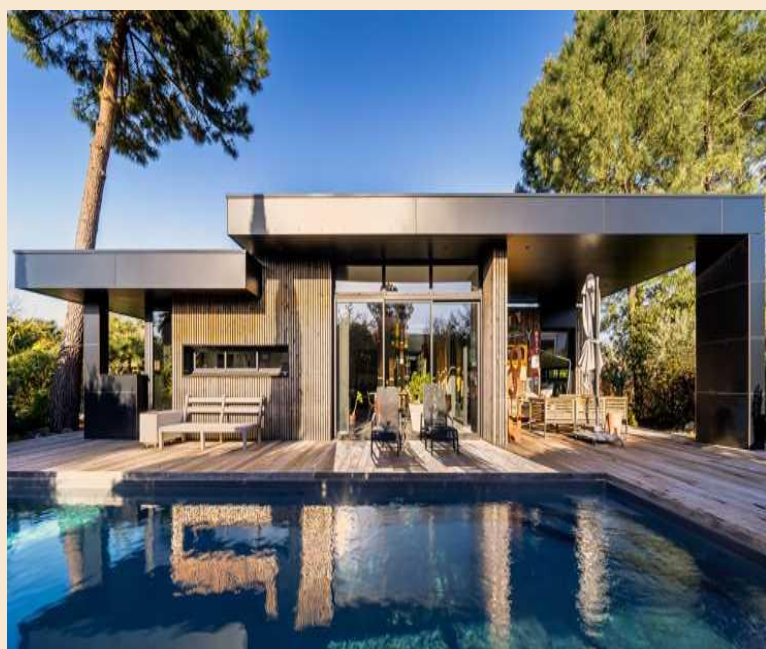


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Magnificent wooden frame villa in Andernos

Gironde , Nouvelle Aquitaine



€1,499,000

inc. of agency fees

4 Beds 1 Baths 180 sqm 0.08 ha

Ideally located in a popular area of Andernos, this sublime single-storey villa of approximately 180m2 takes place on a plot of approximately 810m2. Built in 2018, this house with its unique architecture...

At a Glance

Reference	MFH-EAB1704EAAR	Near to	Bordeaux	Price	€1,499,000
Bed	4	Bath	1	Hab.Space	180 sqm
Land	0.08 ha	Pool	Yes	Land Tax	N/A

Property Description

Ideally located in a popular area of Andernos, this sublime single-storey villa of approximately 180m2 takes place on a plot of approximately 810m2.

Built in 2018, this house with its unique architecture elegantly combines charm, comfort and modernity.

From the moment you enter, the tone is set. Arranged on one level, this character house offers a spacious entrance with cupboards and a pretty wine cellar. Continuing on, a magnificent 72m² living room with a lounge area, a dining area and a fitted and equipped open kitchen, all enhanced by a ceiling height of more than 3 meters. This bright space opens onto a magnificent wooden terrace, a heated salt swimming pool and a bioclimatic pergola.

The sleeping area consists of four spacious bedrooms including a sublime master suite with bathroom, WC and dressing room. A bathroom with WC, a shower room with WC and an office complete the comfort of this space. A laundry room, a pantry and a workshop make the place practical and pleasant.

The brightness, energy performance and architecture of this characterful property make it a unique product in the sector.

ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: 303 euros.

Contact: Mathilde Antoine -

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,499,000

Key Information

Year Built:	2018
Internal Area:	180 sqm
Land Area:	0.08 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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