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Industrial style character villa

Gironde , Nouvelle Aquitaine



€890,000

inc. of agency fees

4 Beds 1 Baths 169 sqm 0.07 ha

This splendid villa of approximately 167sqm, with loft charm, is a true haven of peace located in Gujan Mestras. It attracts with its many assets and its peaceful setting. As soon as you enter inside,...

At a Glance

Reference	MFH-EAB1723EAAR	Near to	Bordeaux	Price	€890,000
Bed	4	Bath	1	Hab.Space	169 sqm
Land	0.07 ha	Pool	Yes	Land Tax	N/A

Property Description

This splendid villa of approximately 167sqm, with loft charm, is a true haven of peace located in Gujan Mestras. It attracts with its many assets and its peaceful setting.

As soon as you enter inside, the atmosphere is immediately set: generous volumes and high-end materials characterize each space.

Each room of this characterful villa is unique, tailor-made and designed to offer living spaces that are both modern and warm.

The ground floor opens onto a spacious hall leading to a large, bright living room which benefits from a cathedral ceiling with original metal frames. A fully equipped semi-separate kitchen as well as a luxurious master suite complete this level.

Upstairs, a landing leads to an office space as well as a large bedroom with adjoining bathroom. This house with modern comfort has been designed for pleasant moments, particularly around its swimming pool.

An outbuilding that can accommodate guests enriches the services of this villa. The large bay windows facing south and the overhead lighting give this property a friendly and bright atmosphere.

Finally, a large garage as well as several parking spaces are available to complete this real estate complex.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1,170 and 1,630 euros.

Contact:

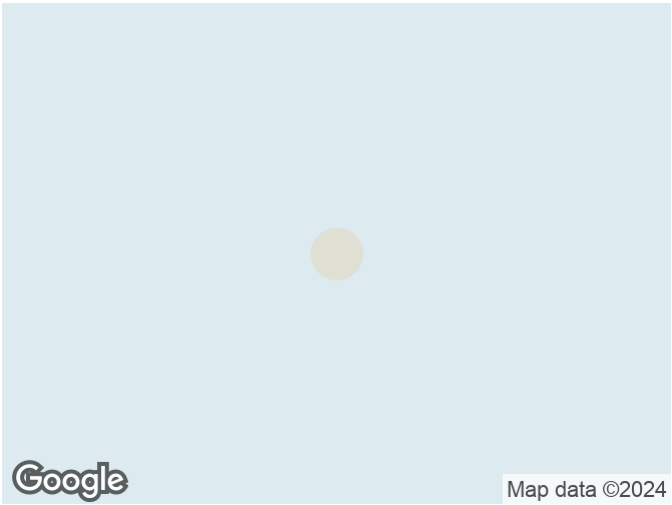
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€890,000

Key Information

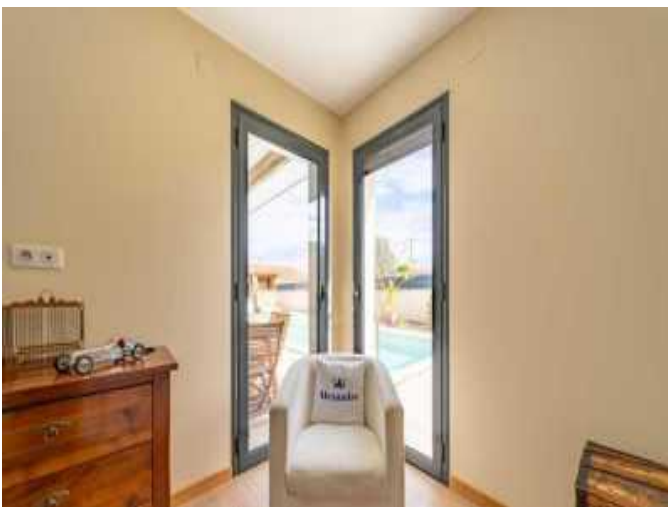
Year Built:	2009
Internal Area:	169 sqm
Land Area:	0.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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