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Remarkable villa in a sought-after area

Gironde , Nouvelle Aquitaine



€1,497,000

inc. of agency fees

4 Beds 1 Baths 195 sqm 0.09 ha

Espaces Atypicals invites you to discover this superb contemporary villa from 2020 of approximately 195 m2. It offers high-end services following the codes of the most beautiful architect-designed villas....

At a Glance

Reference MFH-EAB1722EAAR

Bed 4

Land 0.09 ha

Near to Bordeaux

Bath 1

Pool Yes

Price €1,497,000

Hab.Space 195 sqm

Land Tax N/A

Property Description

Espaces Atypicals invites you to discover this superb contemporary villa from 2020 of approximately 195 m2.

It offers high-end services following the codes of the most beautiful architect-designed villas. Its location in a street protected from all nuisances, close to the city center of Gujan-Mestras, transport, as well as all shops, gives it an ideal position in a sought-after area.

The entrance leads to a modern kitchen, a dining room, and a living room with a ceiling height of more than 6 meters which opens onto a garden, bathed in greenery and light. The terrace invites moments of conviviality by the heated swimming pool.

Two bedrooms with their private bathroom, a pantry which also serves as a laundry room and a toilet complete the garden level. A staircase leads to a mezzanine which serves as a cinema lounge and office space.

The master suite with bathroom, large dressing room and cupboards completes this level. Equipped with reversible air conditioning, automatic watering, a wood stove and numerous home automation services, the villa offers an idyllic living environment in a haven of peace.

A garage of around 38 m² which can be converted into an outbuilding will convince you.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,195 and EUR1,617.

of which 4.54 % fees incl. VAT at the buyer's expense.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,497,000

Key Information

Year Built:	2020
Internal Area:	195 sqm
Land Area:	0.09 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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