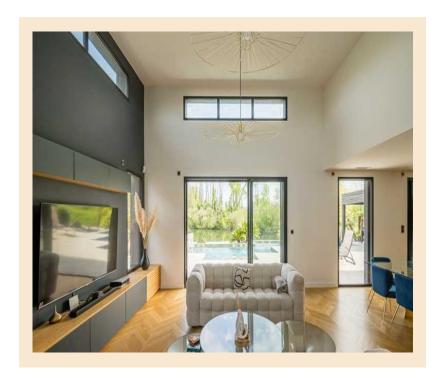
Click to view MFH-EAB1720EABX

# Contemporary architect-designed villa with lake view

Gironde, Nouvelle Aquitaine



€1,100,000

inc. of agency fees

**4** Beds **1** Baths **170** sqm **0.08** ha

Located in Villenave d'Ornon, facing the golf course, this architect-designed villa with high-end services offers a unique living environment with a view...

€1,100,000

#### At a Glance

Reference MFH-EAB1720EABX Near to Bordeaux Price

Bed 4 Bath 1 Hab.Space 170 sqm

Land 0.08 ha Pool No Land Tax N/A

**Property Description** 

Located in Villenave d'Ornon, facing the golf course, this architect-designed villa with highend services offers a unique living environment with a view of a lake while being close to all amenities.

As soon as you enter, you discover the spacious, fully glazed living room opening onto the terrace and the view. Hungarian point parquet flooring, high ceilings, solid oak veneer provide a warm atmosphere to this contemporary architect-designed house. This beautiful living space consists of a cozy living room with fireplace, a dining room and an open and fully equipped kitchen.

On the ground floor and on either side of the entrance, there are three bedrooms, each with their own bathroom. A storeroom giving access to the garage with a laundry area and a hammam area complete this level. Upstairs, the master suite with its dressing room and bathroom overlooks the magnificent view of the lake.

A unique house where you can settle down in a very dynamic town which attracts more and more residents thanks to the shops, amenities and leisure activities which are developing nearby.

ENERGY CLASS: A/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR720 and EUR1030.

Summary

Property type: House

Bedrooms: 4

Bathrooms 1

Price €1,100,000

**Key Information** 

Internal Area: 170 sqm

Land Area: 0.08 ha

**Location: Nouvelle Aquitaine** 



# Gallery



























Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

#### Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**, or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

### **Testimonials**

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

#### S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved