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## 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...

### At a Glance

**Reference** MFH-EAB1720EABX

**Near to** Bordeaux

**Price** €1,100,000

**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 high-end 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.

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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









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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**

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**S. and L. BROWN**



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