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## Contemporary Villa with Swimming Pool in the Heart of a Landscaped Garden...

**Gironde , Nouvelle Aquitaine**



**€1,090,000**

**inc. of agency fees**

**5 Beds   3 Baths   178 sqm   0.09 ha**

Nestled in the heart of the Bourghail district of Pessac, this contemporary single-storey villa of 130 sqm with a 48 sqm outbuilding is located on a beautifully...

### At a Glance

<b>Reference</b>	MFH-EAB1895EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,090,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	178 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of the Bourghail district of Pessac, this contemporary single-storey villa of 130 sqm with a 48 sqm outbuilding is located on a beautifully landscaped plot of 900 sqm.

The elegant and refined architecture of the place combines with high-end materials to offer a spacious and

bright living environment. The main house opens onto a large terrace with a heated swimming pool and an outdoor bar, inviting you to relax outdoors all year round. Inside, the living spaces are centered around a vast double living room bathed in light, where a modern stove stands out for cozy evenings.

The open kitchen, equipped and designed with quality materials, includes a central island ideal for meals with family or friends. The villa has three bedrooms, including a refined master suite with dressing room and private bathroom. A second bathroom serves the other two bedrooms, for optimal comfort. The adjoining 48 sqm outbuilding offers two spacious bedrooms and a shared bathroom. Ideal for hosting guests, setting up an independent workspace or creating independent accommodation, this annex is a real asset for those looking for flexibility and comfort. The garden, designed as a haven of peace, combines Mediterranean species and lush green lawns, offering a soothing and exotic atmosphere.

This exceptional property, combining charm and modernity, promises a rare living environment for unforgettable moments.

**ENERGY CLASS: B / CLIMATE CLASS: A.** Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2024: between 680 and 980 euros.

Laura Gaillard 3

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€1,090,000

## Key Information

Internal Area:	178 sqm
Land Area:	0.09 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



# Gallery







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**C. BAUER – Sunday Times**

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