Click to view MFH-EAB1895EABX

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

ReferenceMFH-EAB1895EABXNear toBordeauxPrice€1,090,000Bed5Bath3Hab.Space178 sqmLand0.09 haPoolYesLand TaxN/A

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.

:/

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







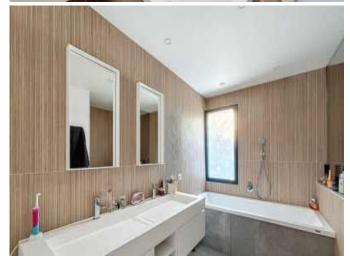


















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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