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## Contemporary villa with outbuilding and swimming pool in La Brède

Gironde , Nouvelle Aquitaine



€997,500

inc. of agency fees

5 Beds 1 Baths 266 sqm 0.25 ha

Nestled in the heart of a quiet and sought-after residential area offers an exceptional living environment just 25 minutes from Bordeaux. It is located...

### At a Glance

**Reference** MFH-EAB1982EABX

**Near to** Bordeaux

**Price** €997,500

**Bed** 5

**Bath** 1

**Hab.Space** 266 sqm

**Land** 0.25 ha

**Pool** Yes

**Land Tax** N/A

### Property Description

Nestled in the heart of a quiet and sought-after residential area offers an exceptional living environment just 25 minutes from It is located close to shops, within walking distance, and close to a renowned high school. The surrounding area allows you to fully enjoy the natural setting and will delight cycling and running enthusiasts.

From the entrance, the living space impresses with its generous volumes. A very large living room bathed in light, opens onto a dining area, a living room with a fireplace, and an open kitchen, creating an atmosphere that is both friendly and refined. The layout is designed to favor interaction and moments of relaxation.

A practical pantry completes this space. The children's wing includes three spacious bedrooms and a bathroom, all opening onto a terrace, while the master wing offers total privacy with a bright bedroom opening onto a private terrace, a dressing room, and a sleek bathroom. The garden, adorned with Mediterranean plants, is a true haven of peace. It houses a trendy swimming pool as well as a pool house, ideal for entertaining, and a bowling alley for convivial moments with family or friends.

A spacious garage with an electric vehicle charging station completes the high-end amenities of this villa. An additional asset: an outbuilding completely independent of the house, converted into a relaxation area. It includes a bedroom, a kitchen, a bathroom, as well as a relaxation room with a spa, thus offering a private space to recharge.

The class B DPE testifies to the good energy performance of the house, an additional advantage for those looking for a modern and environmentally friendly property. Ideal for a family seeking a secure and peaceful living environment, while being close to amenities and

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,200 and EUR1,710

Caroline Montane (El)

### Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€997,500

### Key Information

Year Built:	2010
Internal Area:	266 sqm
Land Area:	0.25 ha
Has a Garden	Yes
Swimming Pool?	Yes

### Location: Nouvelle Aquitaine



## Gallery









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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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