

[Click to view MFH-EAB1982EABX](#)

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 (EI)

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







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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 our 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

great service
fast transfers

send money abroad 24/7

excellent rates

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