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Quiet family home on the edge of the forest in Arsac

Gironde , Nouvelle Aquitaine



€765,000

inc. of agency fees

4 Beds 2 Baths 186 sqm 0.2 ha

Located in Arsac, in a sought-after residential area on the edge of the forest, this 1990s house offers a peaceful and green living environment, on a...

At a Glance

Reference	MFH-EAB2040EABX	Near to	Bordeaux	Price	€765,000
Bed	4	Bath	2	Hab.Space	186 sqm
Land	0.2 ha	Pool	No	Land Tax	N/A

Property Description

Located in Arsac, in a sought-after residential area on the edge of the forest, this 1990s house offers a peaceful and green living environment, on a large plot of over 2,000 sqm.

With a surface area of 186 sqm, it can be lived in entirely on one level. The entrance leads to a vast living room bathed in light thanks to its large bay windows, offering an unobstructed view of the furnished terrace and the swimming pool, without any vis-à-vis. The generous volumes and the beautiful high ceilings give the whole a pleasant feeling of space. The kitchen open to the living room is accompanied by an adjoining pantry-laundry room, giving access to a first garage.

The sleeping area is distributed on either side of the living room: a master suite with dressing room, shower room and WC, as well as two additional bedrooms sharing a bathroom with WC. A large mezzanine, overlooking the living room, has been converted into an office and games room.

A recent, completely independent outbuilding houses a fourth bedroom with its own shower room, opening onto the swimming pool. Ideal for a reception area, an office or independent accommodation.

A second garage and a large parking space complete the property.

A rare property, combining comfort, space and calm, just a few minutes from the amenities of Arsac.

ENERGY CLASS: D / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 2122 and 2872 euros.

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Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€765,000

Key Information

Internal Area:	186 sqm
Land Area:	0.2 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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