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Architectural and Natural Harmony in Soulac-sur-Mer

Gironde , Nouvelle Aquitaine



€575,000

inc. of agency fees

3 Beds 160 sqm 0.07 ha

Nestled in Soulac-sur-Mer, just a short bike ride from the town center and beaches, lies a unique and charming property. This 1970s house has undergone...

At a Glance

Reference MFH-EAB2080EABX

Near to Bordeaux

Price €575,000

Bed 3

Pool No

Hab.Space 160 sqm

Land 0.07 ha

Land Tax N/A

Property Description

Nestled in Soulac-sur-Mer, just a short bike ride from the town center and beaches, lies a unique and charming property. This 1970s house has undergone a remarkable transformation thanks to the vision of an architect, who created a bold glass extension. This glass roof provides a seamless connection between the main house and a fully renovated former winery, offering an atypical layout. The property is set on a plot of land adorned with a lush garden, which opens directly onto the surrounding forest.

Upon entering, the living room welcomes its occupants, highlighted by a cozy fireplace. This main living space leads to a comfortable master suite with its own bathroom, as well as a modular office, ideal for a workspace or an extra bedroom as needed. Adjoining the kitchen, the dining area is bathed in natural light thanks to the glass extension. Finally, the former winery is now a space dedicated to children. It houses a large games room heated by a pellet stove, complemented by a bathroom and two cleverly arranged beds on large mezzanines, offering privacy and functionality.

Outside, the landscaped garden is a veritable green setting. Its particularity lies in its direct opening onto the forest, guaranteeing total immersion in nature.

This house, designed and built with taste and modernity, stands out for its contemporary renovation and the omnipresence of natural light that floods each room. With an excellent DPE B, this house offers an incomparable quality of life, combining comfort, aesthetics and respect for the environment.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,410 and EUR1,960.

Summary

Property type:	House
Bedrooms:	3
Price	€575,000

Key Information

Year Built:	1970
Internal Area:	160 sqm
Land Area:	0.07 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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