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Architect-designed house with swimming pool and garage

Gironde , Nouvelle Aquitaine



€1,150,000

inc. of agency fees

5 Beds 1 Baths 252 sqm 0.06 ha

Less than a 10-minute walk from the center of Pessac and its train station, discover this superb 252 sqm contemporary house, designed by a renowned architect,...

At a Glance

Reference MFH-EAB2130EABX

Near to Bordeaux

Price €1,150,000

Bed 5

Bath 1

Hab.Space 252 sqm

Land 0.06 ha

Pool Yes

Land Tax N/A

Property Description

Less than a 10-minute walk from the center of Pessac and its train station, discover this superb 252 sqm contemporary house, designed by a renowned architect, combining elegance, modern comfort, and high-end amenities. From the entrance, natural light and generous volumes set the tone.

Designed to offer perfect continuity between interior and exterior, the ground floor opens widely onto the terrace and its sumptuous 3 m x 10 m heated swimming pool. It features a bedroom, a vast 86 sqm living room bathed in light, as well as a high-end kitchen fully equipped with Gaggenau appliances. A functional pantry/laundry room and toilet complete this space. An elegant wooden staircase with clean lines, enhanced by a glass railing, leads to the upper floor dedicated to the sleeping areas. The left wing houses a bedroom and a spacious master suite with a dressing room and shower room.

The right wing consists of two bedrooms with wardrobes, a bathroom equipped with a bathtub and a shower, as well as a separate toilet. Designed for absolute comfort in all seasons, the house benefits from full reversible air conditioning and rare energy performance (DPE A). On the parking side, a large garage can accommodate two SUV-type vehicles and offers functional fittings, while two additional spaces are available in the outdoor parking lot. A perfect combination of noble materials and contemporary architecture, this rare family home in the area will appeal to lovers of modernity and elegance.

ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2024: between 1200 and 1680 euros.

Tommy Bertrand (EI) /

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,150,000

Key Information

Internal Area:	252 sqm
Land Area:	0.06 ha
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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