Click to view MFH-EAA453

# **Contemporary Villa With Exceptional Views Of** The Island Aux Oiseaux

Gironde . Nouvelle Aquitaine



€2,392,000

inc. of agency fees

7 Beds **7** Baths **300** sqm **0.11** ha

At the Canon, this spacious contemporary villa of 300m2 overlooking the village and enjoys a magnificent view of the island Birds. Close to shops and the beach, it consists of a villa of 220m2 and an...

#### At a Glance

**Reference** MFH-EAA453 Near to Arcachon

Bed Bath

Land 0.11 ha Pool No

Price €2,392,000

Hab.Space 300 sqm

Land Tax N/A

### **Property Description**

At the Canon, this spacious contemporary villa of 300m2 overlooking the village and enjoys a magnificent view of the island Birds. Close to shops and the beach, it consists of a villa of 220m2 and an apartment of 80m2 adjoining. The house offers a very large stay on sunny terrace, spacious kitchen equipped with laundry. The five bedrooms, four bathrooms and a bathroom are complemented by a mezzanine office. The 80m2

independent apartment has a living room with kitchen and two bedrooms. A garage and a garden complete the ensemble. The incredible view and the location in a village with character Ferret peninsula are all assets to seduce a demanding family.

Les honoraires TTC sont à la charge du vendeur.

**Summary** 

Property type: Modern Villa

Bedrooms: 7
Bathrooms 7

Price €2,392,000

**Key Information** 

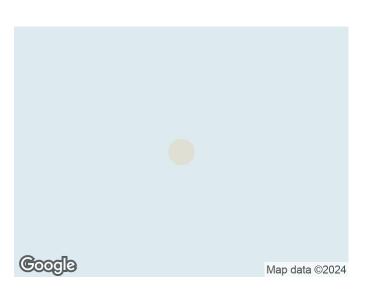
Internal Area: 300 sqm Land Area: 0.11 ha

Property Features:

• 7 bedrooms

## **Location: Nouvelle Aquitaine**





# Gallery

























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 ours 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



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 ©2004-2024 my-french-house.com All Rights Reserved