Click to view MFH-EAB1275EAAR

# The Poetic Villa: Charming house in an authentic environment

Gironde, Nouvelle Aquitaine



€1,195,000

inc. of agency fees

**3** Beds **1** Baths **139** sqm **0.03** ha

Located in a quiet alley in the Port district, this intimate villa offers a privileged living environment close to shops and the beach. Tastefully decorated, this contemporary house from 2019 offers on...

#### At a Glance

**Reference** MFH-EAB1275EAAR **Near to** Bordeaux **Price** €1,195,000

**Bed** 3 **Bath** 1 **Hab.Space** 139 sqm

**Land** 0.03 ha **Pool** No **Land Tax** N/A

### **Property Description**

Located in a quiet alley in the Port district, this intimate villa offers a privileged living environment close to shops and the beach.

Tastefully decorated, this contemporary house from 2019 offers on the 1st level a superb living room bathed

in light which consists of a living room, dining room and equipped American kitchen which ideally opens onto the terrace and the swimming corridor.

A first suite with its terrace and its independent access, a bedroom, a pantry and a WC complete the ground floor of this property with a unique character.

The first floor accommodates a large master suite with bathroom, dressing room and WC as well as a view of the Basin and the oyster farms.

The green exterior of this property is completely terraced and offers a pretty summer kitchen and living room.

A parking space and a storage shed complete the services of this unique habitat.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1,770 and 2,440 euros.

### **Summary**

Property type: House Bedrooms: 3
Bathrooms 1

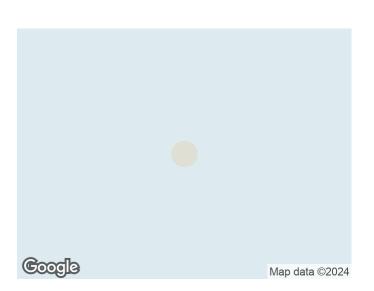
Price €1,195,000

## **Key Information**

Year Built: 2019
Internal Area: 139 sqm
Land Area: 0.03 ha

# **Location: Nouvelle Aquitaine**





# Gallery







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S. and L. BROWN



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