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## Charming house with a holiday feel

Gironde , Nouvelle Aquitaine



**€530,000**

inc. of agency fees

2 Beds   1 Baths   111 sqm   0.09 ha

Located in a residential area of Biganos, in a wooded cul-de-sac, this bright house, quiet and not overlooked, presents an ideal living environment. From the entrance, a nicely decorated space leads to...

### At a Glance

<b>Reference</b>	MFH-EAB1557EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€530,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	111 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in a residential area of Biganos, in a wooded cul-de-sac, this bright house, quiet and not overlooked, presents an ideal living environment.

From the entrance, a nicely decorated space leads to a modern and functional kitchen. Continuing, a large laundry room, opening onto the garden, offers the possibility of setting up a bedroom or an office.

On the other side, the living room and the dining room share a comfortable and bright space, overlooking the

garden and the terrace. On this same level, a first sleeping area offers a master suite with private bathroom with direct access to the garden.

Upstairs is a second attic bedroom with large cupboards and a balcony as well as a bathroom with WC.

Outside, an independent annex of approximately 20m<sup>2</sup> has a bedroom, a closed kitchen and a bathroom. The swimming pool, facing south, is designed around a harmonious green garden. A large terrace offers an ideal outdoor dining space.

The refined decoration, the beautiful amenities, and the openings to the outside, make this house functional and pleasant, in the immediate vicinity of schools, shops, and transport.

ENERGY CLASS: D/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: EUR1,280

Audrey Collins (EI)

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€530,000

## Key Information

Internal Area:	111 sqm
Land Area:	0.09 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery





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