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Villa Arcachonnaise Close to the City Center

Gironde , Nouvelle Aquitaine



€946,500

inc. of agency fees

4 Beds 1 Baths 162 sqm 0.04 ha

Ideally located a few steps from the city center and all its amenities, this splendid new Arcachonnaise style villa presents itself as a rare pearl of 162sqm. Its careful architecture combined with a...

At a Glance

Reference	MFH-EAB1571EAAR	Near to	Bordeaux	Price	€946,500
Bed	4	Bath	1	Hab.Space	162 sqm
Land	0.04 ha	Pool	Yes	Land Tax	N/A

Property Description

Ideally located a few steps from the city center and all its amenities, this splendid new Arcachonnaise style villa presents itself as a rare pearl of 162sqm. Its careful architecture combined with a refined interior design make it a true real estate gem.

On the ground floor, an open and bright space of 65sqm welcomes you. It wonderfully combines a living and dining room, bathed in light, with a fully equipped and tastefully furnished kitchen. For those who carry out a professional activity or who want a peaceful corner, an office space has been designed for you.

The master suite is a real cocoon of well-being with its dressing room, its adjoining bathroom and its private WC. This level also has a pantry and a separate toilet for optimal functionality. Upstairs, the sleeping area is revealed in its most beautiful light. Three spacious bedrooms equipped with reversible air conditioning ensure optimal comfort in all seasons. A modern bathroom as well as an additional toilet complete this level. Outside, let yourself be enchanted by a 430sqm landscaped garden, a true green setting. The terrace is accompanied by a swimming pool for moments of refreshment and conviviality. Significant bonus for future buyers, notary fees are reduced.

This villa is an invitation to a lifestyle combining luxury, comfort and practicality. An opportunity to be seized quickly.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€946,500

Key Information

Year Built:	2023
Internal Area:	162 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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