

[Click to view MFH-EAB1355EAAR](#)

## The sublime tropical Villa

Landes , Nouvelle Aquitaine



**€975,000**

inc. of agency fees

4 Beds   1 Baths   185 sqm   0.11 ha

Located on a wooded plot of more than 1000 m2, in a peaceful and green environment, this villa with a unique character offers high standard services. Developing a living area of approximately 190 m2,...

### At a Glance

<b>Reference</b>	MFH-EAB1355EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€975,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	185 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on a wooded plot of more than 1000 m2, in a peaceful and green environment, this villa with a unique character offers high standard services. Developing a living area of approximately 190 m2, this contemporary property with tropical influences offers a beautiful entrance with cupboards, a large cathedral living room flooded with light, all opening onto a fully equipped American kitchen. Continuing, a dining room and a living room open onto the outside thanks to a remarkable south-facing bay window. On the night side, this atypical villa offers on the ground floor a suite with bathroom, two bedrooms and a bathroom as

well as a toilet. Upstairs, a superb master suite with dressing room, bathroom and WC as well as an office space complete the warm and refined interior of this exceptional property. Outside, the magnificent tropical garden blends perfectly with the large swimming pool, the exotic wood terraces and the fully equipped pool house. A large parking driveway and a double garage complete the services of this intimate property near the Lake and the Ocean. ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR630 and EUR910.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€975,000

Key Information

Year Built:	1980
Internal Area:	185 sqm
Land Area:	0.11 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



## Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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 our 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**

great service  
fast transfers

send money abroad 24/7

excellent rates

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