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Charming villa with swimming pool in Cestas

Gironde , Nouvelle Aquitaine



€799,000

inc. of agency fees

4 Beds 3 Baths 272 sqm 0.18 ha

Close to the center of Cestas village, this pretty single-storey villa on the second line offers beautiful volumes and large functional living spaces. The large entrance leads to the main room composed...

At a Glance

Reference	MFH-EAB1596EABX	Near to	Bordeaux	Price	€799,000
Bed	4	Bath	3	Hab.Space	272 sqm
Land	0.18 ha	Pool	No	Land Tax	N/A

Property Description

Close to the center of Cestas village, this pretty single-storey villa on the second line offers beautiful volumes and large functional living spaces.

The large entrance leads to the main room composed of a cozy living room around the imposing fireplace, a

TV lounge near the wood stove and a dining room. The high ceilings and the arched French windows bathe this large living space facing south over the swimming pool with light. The fully equipped kitchen is accessible from the dining room and the entrance corridor, which leads to a pantry and a laundry room/workshop of around thirty square meters.

The sleeping area is located in a wing of the villa and is separated by a long corridor with storage space. There we discover three beautiful bedrooms with their respective bathrooms, the most spacious of which is at the end of the wing as a master suite. Another room at the entrance to the house can be used as a fourth bedroom or office.

An existing greenhouse with a nice volume can make it possible to create a magnificent tropical winter garden. Finally, two outdoor spaces allow vehicles to be parked on the plot.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR530 and EUR790.

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Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€799,000

Key Information

Internal Area:	272 sqm
Land Area:	0.18 ha

Location: Nouvelle Aquitaine



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