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The Landes house at the port of Taussat

Gironde , Nouvelle Aquitaine

€987,000

inc. of agency fees

4 Beds 1 Baths 146 sqm 0.1 ha

Located in a quiet area a stone's throw from the port of Fontainevieille in Taussat, this 70s villa, completely tastefully renovated, offers life close to the pool and amenities. Built on land of approximately...

At a Glance

| | | | | | |
|------------------|-----------------|----------------|----------|------------------|----------|
| Reference | MFH-EAB1658EAAR | Near to | Bordeaux | Price | €987,000 |
| Bed | 4 | Bath | 1 | Hab.Space | 146 sqm |
| Land | 0.1 ha | Pool | No | Land Tax | N/A |

Property Description

Located in a quiet area a stone's throw from the port of Fontainevieille in Taussat, this 70s villa, completely tastefully renovated, offers life close to the pool and amenities. Built on land of approximately 1000 sqm, it has a warm living environment.

The entrance opens onto a master suite with laundry room and shower room, an individual toilet, a living/dining room bathed in light with a beautiful fireplace, and an open and equipped kitchen with a central

island. From the living room, a large outdoor terrace inviting you to beautiful tables allows you to enjoy the garden and a sunny setting.

Upstairs are three bedrooms, one of which is spacious, giving, thanks to its balcony, a view of the neighborhood. This same level offers an office/library that can be transformed into a fifth bedroom, a bathroom and a separate toilet.

As a bonus, a large basement that can be used for storage also houses a closed garage and a sauna. This renovated Landes will offer an ideal living environment for lovers of the pool.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR1030 and EUR1440.

Contact: Mathilde Antoine :

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 4 |
| Bathrooms | 1 |
| Price | €987,000 |

Key Information

| | |
|--------------------|---------|
| Year Built: | 1974 |
| Internal Area: | 146 sqm |
| Land Area: | 0.1 ha |
| Property Features: | |
| • Balcony: 1 | |
| Has a Garden | Yes |

Location: Nouvelle Aquitaine



Gallery





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C. BAUER – Sunday Times

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