



10KM BORDEAUX CENTRE. BETWEEN DESIGN
AND NATURE: 240M² CONTEMPORARY
ARCHITECT-DESIGNED VILLA

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VILLA...



PROPERTY FACT FILE	
REFERENCE	A32236ARM33
PRICE	€ 1,290,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (1 250 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	200 m ²
LAND	1280 m ²
TOWN	Bordeaux
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- a genuine architect's villa
- new condition, no work required
- close to amenities, transport, schools
- Bordeaux city centre 10km, airport 10km
- RT 2012 classified

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10km Bordeaux. A truly ultra-modern 240 m² architect-designed villa set in 1300 m² of landscaped grounds, with swimming pool and terraces.

With its three suites and an additional bedroom/office, the spaces have been designed to combine comfort and conviviality.

DESCRIPTIF

Only 30mn from Bordeaux centre. In a modern and elegant setting that combines nature and contemporary design, this true architect-designed villa offers high-end features and spans 240m². Only 10km from Bordeaux.

This dreamy design, with its intimate outdoor terraces in perfect harmony with the carefully designed 1300m² landscaped garden, blends harmoniously with the trees of the surrounding forest - what an atmosphere of calm and serenity!

Aesthetic, yes, but also efficient! Built to RT2012 standards, all spaces in this single-story villa are spacious and well thought out:

- A large, bright living room opening onto a beautiful wooden terrace and a square 5x5 saltwater pool, which, together with the dining area, totals over 63m².
- An ultra-modern, fully equipped kitchen of 18m².
- A sleeping area with two large bedrooms (13m² each) with en-suite shower rooms of 13m² each,
- A master suite with a walk-in closet and private bathroom, totaling over 22m².
- An office (or 4th bedroom) of almost 12m².

Last but not least:

- All sliding glass doors (SP510) offer full opening to the outdoors, allowing for a seamless indoor-outdoor living experience.
- Summer kitchen and outdoor storeroom total 40m² always convenient
- 30m² carport
- Additional unsheltered parking space of 136m².

An ideal location:

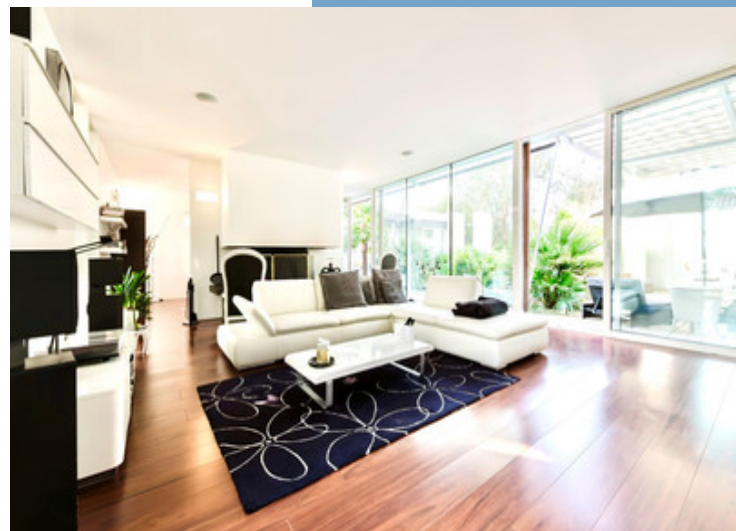
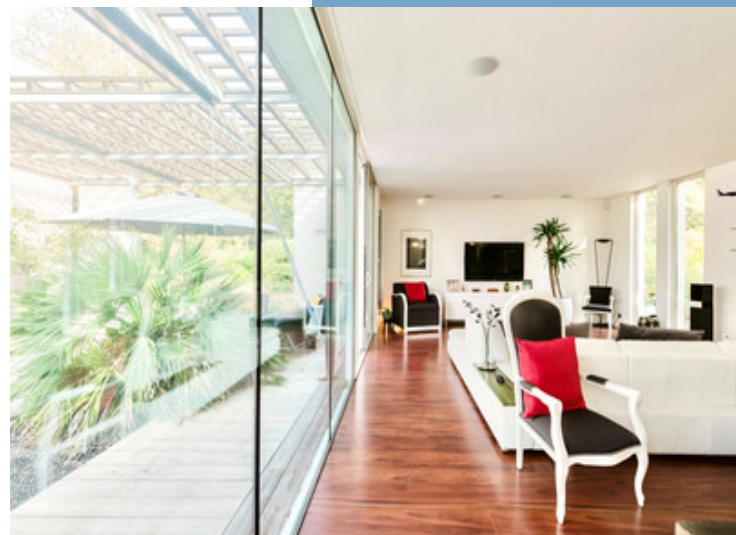
- Just 10 km from the center of Bordeaux and 10 km from the airport.
- Close to all amenities, transport, schools, and shops.
- Next to the golf course.

Information abo

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32236ARM33>

COMPLETE FILE AND PHOTO ON REQUEST

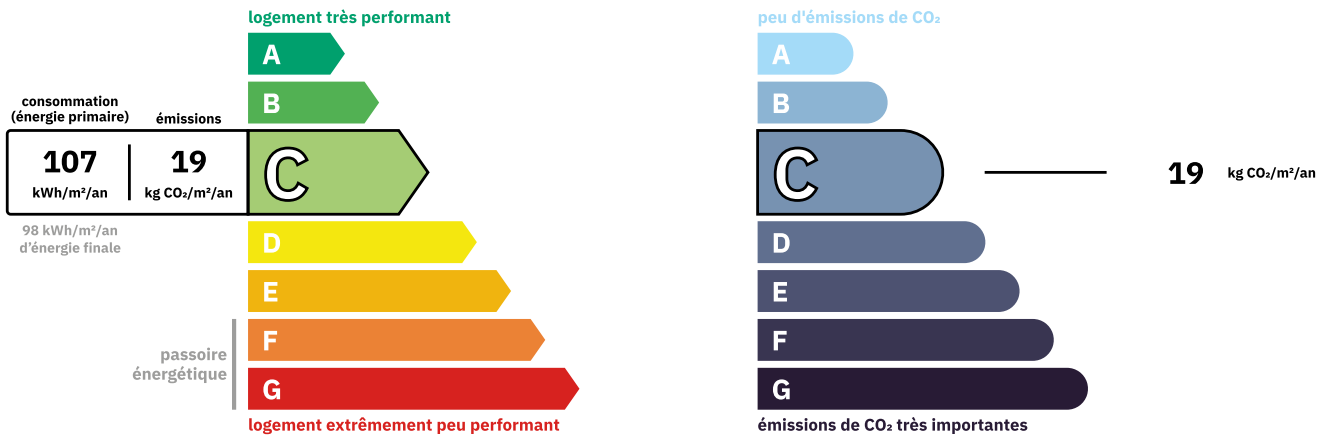


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 1810 € and 2520€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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