

PRESTIGIOUS CONTEMPORARY VILLA INSPIRED BY GEORGIAN ARCHITECTURE -BORDEAUX - 300M2

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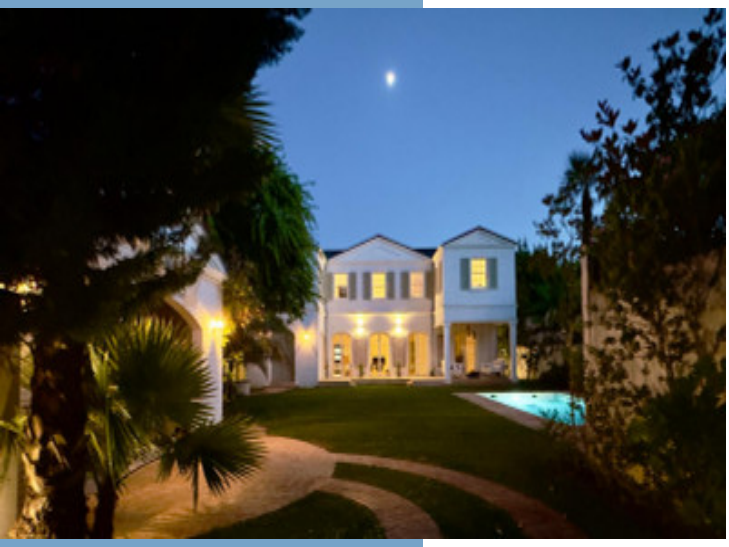




PROPERTY FACT FILE

REFERENCE	A46812GM33
PRICE	€ 2,800,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	300 m²
LAND	1001 m²
TOWN	Bordeaux
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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Situated in one of Bordeaux's most prestigious residential districts, within walking distance of Caudéran centre, Parc Bordelais and renowned schools, this exceptional contemporary home, completed in 2021, offers almost 300 m² of elegant living space on a private landscaped 1,000 m² plot. Inspired by Georgian mansion architecture



DESCRIPTION

Situated in one of Bordeaux's most prestigious residential districts, just a short walk from the centre of Caudéran, Parc Bordelais and several renowned schools, this outstanding contemporary home, completed in 2021, offers almost 300 m² of beautifully appointed living space on a private landscaped 1,000 m² plot.

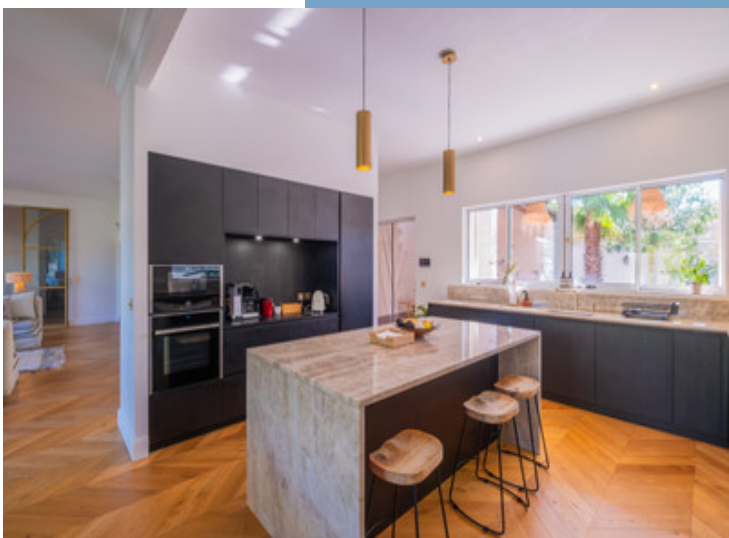
Inspired by the timeless elegance of Georgian mansions found on the East Coast of the United States, the home's striking façade is complemented by interiors influenced by traditional French design, featuring refined cornices, decorative mouldings and beautifully proportioned living spaces. Designed with family living in mind, the generous layout combines sophistication with warmth, creating a welcoming and elegant atmosphere.

The entrance opens onto generous interiors featuring a guest suite, a spacious dressing room and a separate TV lounge. Flooded with natural light, the impressive open-plan living space seamlessly combines an elegant lounge, dining area and premium fitted kitchen with an adjoining utility room.

Outside, the beautifully landscaped garden has been designed to create the feeling of being on holiday all year round. Completely private and not overlooked, it features a heated swimming pool, an elegant 31 m² pool house, a summer kitchen with BBQ area, and two spacious terraces—offering the perfect setting for relaxing or entertaining family and friends.

Upstairs, the home offers a luxurious principal suite, two further en-suite bedrooms, a ho...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46812GM33

COMPLETE FILE AND PHOTO ON REQUEST

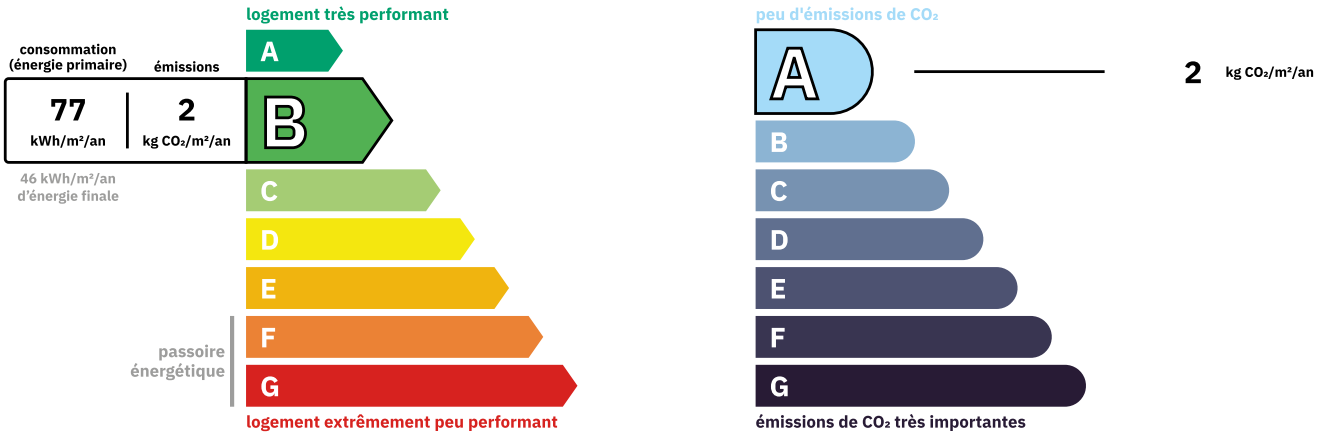
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1190 € and 1660€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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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