COLDWELL BANKER
EUROPA REALTY

House Le Taillan-Médoc 221 m²



SALE PRICE : 1 239 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

COLDWELL BANKER presents this architect-designed single-storey home, ideally located in a sought-after residential area in Le Taillan-Médoc.

Set on a beautifully landscaped 1,282 m² plot with swimming pool and terraces, the property offers an exceptional lifestyle, along with the pleasure of enjoying long walks in the adjoining communal woodland. A truly peaceful setting.

The house features an entrance hall, a spacious living and dining room with fireplace, a separate dining room, a fully equipped designer kitchen, a study or guest bedroom, and a utility room.

All rooms benefit from large picture windows that flood the interior with natural light and open directly onto the covered terraces, garden and pool, with complete privacy.

The sleeping area includes four bedrooms, including a primary suite, a dressing room, and three bathrooms.

An additional workshop with conversion potential, a pool house, a carport, and a large driveway with landscaped welcome garden complete this exceptional property.

Comfort, brightness, high-end finishes and contemporary charm are the key strengths of this home, inviting you to live just outside Bordeaux.

Contact Corinne Prémont.
Independent Sales Agent.
RSAC: 384152203 RCP: 127 100 479
Information on the risks to which this property is exposed is available at: www.georisques.gouv
Energy performance rating: C (107) and greenhouse gas emissions: C (19).
Agency fees payable by the buyer. Sale price: €1,239,000, including fees of €59,000, i.e. 5%, net seller price: €1,180,000.
Our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	221.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 104

Greenhouse gas emissions (GHG) index: C 19

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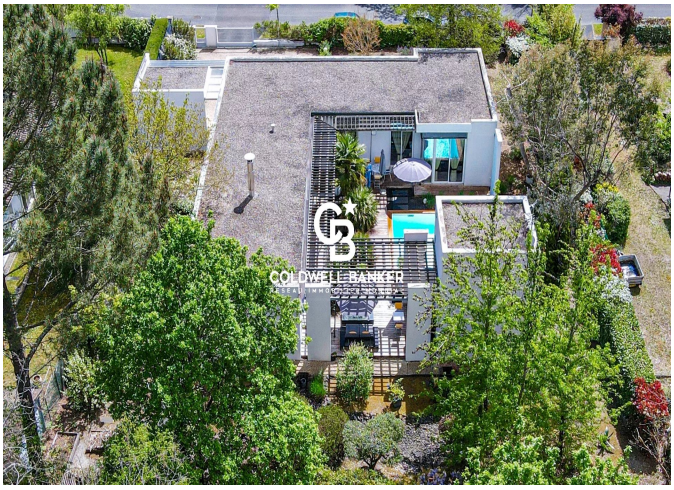

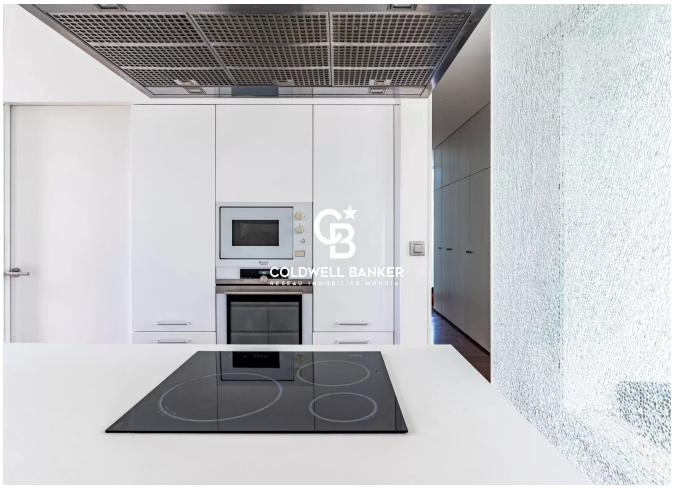

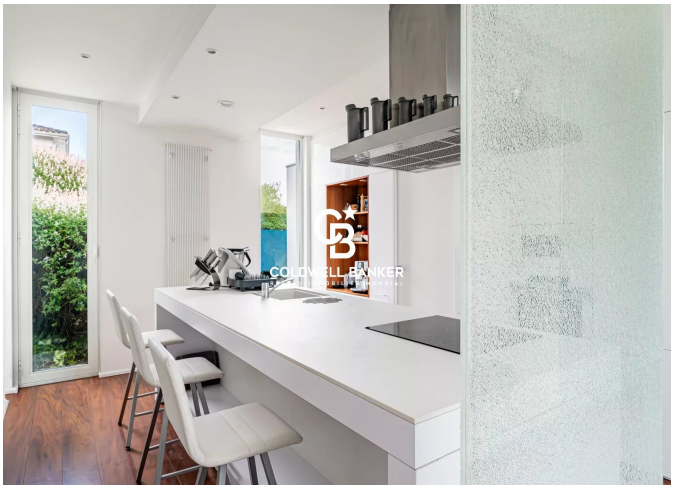

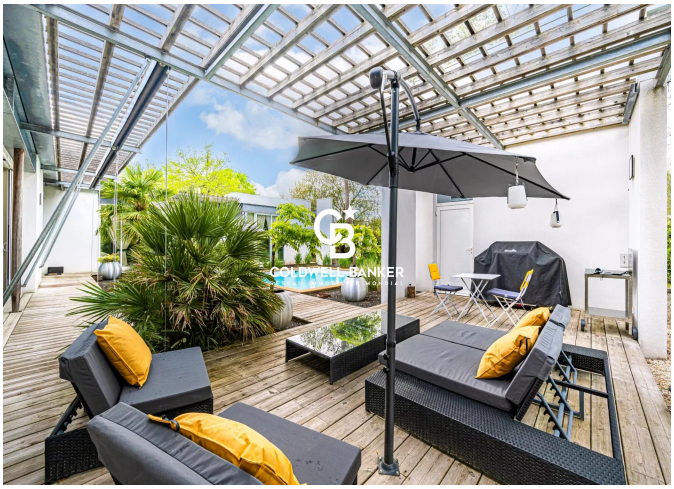





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