COLDWELL BANKER
EUROPA REALTY

House Nérigean 238 m²



SALE PRICE : 724 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

15 Minutes from Libourne and 30 Minutes from Bordeaux – Architect-Designed Villa with Stunning Views and Landscaped Park

Nestled in the heart of a charming village, this superb 238 m² architect-designed home offers an exceptional lifestyle surrounded by nature.

Set on a beautifully landscaped 1.35-hectare plot with an orchard and mature trees, the property sits atop a hill with breathtaking panoramic views.

From the entrance, you'll be captivated by the spacious and light-filled living room, thanks to its oversized floor-to-ceiling windows that open onto a large wooden terrace, a swimming pool, and endless greenery.

The kitchen is both modern and welcoming, fully equipped and complemented by a pantry/laundry room.

On the ground floor, you'll find five comfortable bedrooms, four bathrooms, and plenty of storage. Upstairs, a large air-conditioned room offers multiple possibilities: master suite, playroom, or home office.

Additional features include a functional wine cellar, a separate garage/carport.

Generous volumes, abundant natural light, absolute tranquility, and a magical setting — this villa offers a unique lifestyle just minutes from the city.

Contact Corinne Prémont
Independent Sales Agent
RSAC: 384152203 – RCP: 127 100 479
Discover all our listings on IMMOBA.
Energy rating: D (167) / GHG: D (41)
Energy costs between 4 540 € and 6 200 € /year

Honoraires charge acquéreur, prix de vente net vendeur
690 000€, honoraires 4.9% soit 34 000€. Prix public :
724 000 €
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FEATURES

Property type:	House	Area:	238.0 m²	Property tax:	€1.00
Number of rooms:	9 rooms	Number of bedrooms:	6 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): C 127

Greenhouse gas emissions (GHG) index: D 35

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