COLDWELL BANKER
EUROPA REALTY

House Pessac 145 m²



SALE PRICE : 790 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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# DESCRIPTION

Coldwell Banker Immoba Realty, your real estate agency in Bordeaux, is delighted to present exclusively this beautiful contemporary villa, designed as a true haven of comfort in the heart of a residential neighbourhood, ideally located in Pessac.

Built in 2013, this property offers approximately 155 sqm of living space (167 sqm in total) and immediately impresses with its warm atmosphere, abundant natural light and high-quality features.

On the ground floor, the superb 55 sqm living area has been designed to be enjoyed throughout the seasons. A dining area and a cosy lounge featuring a home cinema screen and wood-burning fireplace create a spacious and welcoming living environment, opening generously onto the garden. The separate kitchen, fully renovated in 2024, connects directly to the living room and is complemented by a utility/laundry room with access to the garage.

Upstairs, a pleasant landing arranged as a home office and library leads to three spacious bedrooms, a bathroom, a shower room and a separate WC.

Outside, the property is equally appealing. Completely private and sheltered from view, the landscaped garden provides a beautiful green setting around a generous 70 sqm exotic-wood terrace, directly accessible from both the living room and the kitchen. An 8 x 4 m heated saltwater swimming pool with submerged cover, a wooden pergola and several relaxation areas create an exceptional outdoor setting, designed to make the most of the warmer months.

When temperatures fall, the fireplace, inviting interiors and excellent level of comfort make the home equally enjoyable throughout the winter.

Reversible air conditioning, gas heating, extensive built-in storage, home automation, electric roller shutters, motorised awnings, an alarm system, video surveillance, central vacuum system, fibre-optic internet, an electric gate and automatic irrigation complete the features of this turnkey property.

The villa is set in the quiet and highly sought-after residential neighbourhood of Brivazac-Candau, less than 800 metres from the centre of Pessac. Local shops are within easy reach, with Leclerc approximately 500 metres away, the railway station 800 metres away and Tram Line B around 800 metres from the property.

An elegant and impeccably maintained family home, equally enjoyable in summer and winter, offering the perfect balance of location, comfort and quality of life. A must-see property.

Energy Performance Certificate (DPE): C (100)
Greenhouse Gas Emissions (GES): C (13)

Information on the risks to which this property is exposed is available on the Géorisques website.

Would you like to discover this property and arrange a viewing? Please contact Marie KHATCHIKIAN.

Independent Sales Agent
RSAC: 831139571
Professional Liability Insurance: AV042822

Sale price: €790,000, including agency fees.
Agency fees payable by the seller.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 145.0 m² | Property tax: | €2.00 |
| Number of rooms: | 5 rooms | Number of bedrooms: | 3 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 100

Greenhouse gas emissions (GHG) index: C 13

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