COLDWELL BANKER
EUROPA REALTY

House Pessac 330 m²



SALE PRICE : 2 150 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

A Touch of California – Exceptional Architect-Designed Home for Family Living

Hidden from view and surrounded by greenery, just 10 minutes from the Pessac Golf Course and 15 minutes from the town center, close to the train station, shops, and public transport, this stunning and light-filled architect-designed home of approximately 330 m² invites you to embrace a refined and relaxed lifestyle.

The property is designed around a vast terrace overlooking the landscaped park and the pool area.

Upon entering, you are welcomed into a spacious living area with an open-plan kitchen and dining room bathed in natural light — the large windows allow you to fully enjoy the beautiful park views.

On one side, the night area includes two bedrooms opening onto the pool and sharing a stylish bathroom.

Upstairs, an expansive master suite offers panoramic views of the garden and forest, while two additional bedrooms with a shared bathroom provide generous space and comfort.

The landscaped park features a boules court, a beach volleyball area, several peaceful lounging spaces, an infinity pool perfect for relaxing, and a vast terrace ideal for entertaining.

Additional features include a utility room, a beautiful underground wine cellar, ample parking, a carport for four vehicles, and two large garages, completing this exceptional property.

Energy performance: DPE C (81) – GES C (13)
Estimated annual energy costs: €1,780 – €2,500
Information on potential risks for this property is available at georisques.gouv.fr

Price including agency fees: €2,150,000
Fees payable by the buyer: €100,000 (4.65%)
Price excluding fees: €2,050,000

For more information or to arrange a viewing, please contact Corinne Prémont,
Independent Sales Agent – RSAC: 384 152 203 / RCP: 127 100 479

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FEATURES

Property type:	House	Area:	330.0 m²	Property tax:	€5.00
Number of rooms:	10 rooms	Number of bedrooms:	5 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

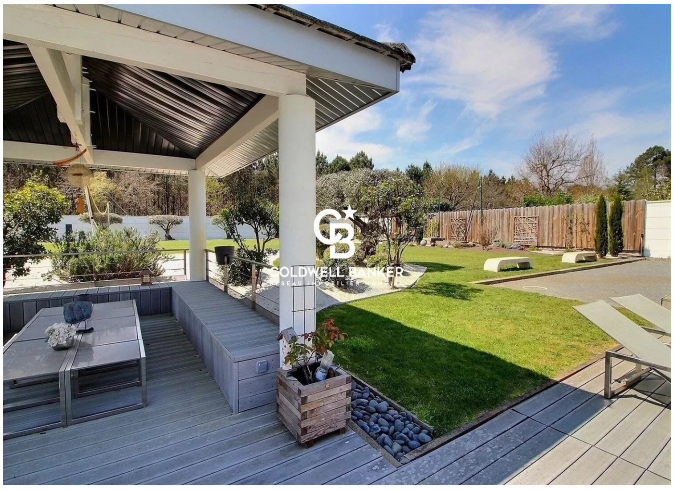
Energy performance diagnosis (EPD): B 81

Greenhouse gas emissions (GHG) index: C 13

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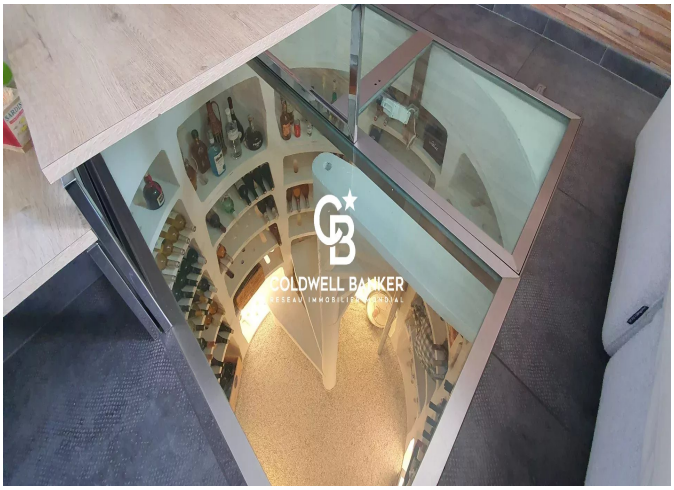
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