COLDWELL BANKER
EUROPA REALTY

House Saint-Aubin-de-Médoc 165 m²



SALE PRICE : 849 000 €

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's Bordeaux agency exclusively presents this sumptuous villa located on the outskirts of Bordeaux in the Médoc, set in a preserved environment and sheltered from view. This contemporary villa, built in 2026, seduces with its contemporary architecture, carefully chosen finishes and the quality of its living environment.

From the entrance, the volumes and the light set the tone. The spacious living room, bathed in light thanks to its large custom bay windows, offers a perfect continuity between the interior spaces and the surrounding exterior. The living areas, generous and harmoniously designed, invite you to fully enjoy every moment in an elegant and comfortable setting.

The sleeping area includes four bedrooms, among them a remarkable master suite conceived as a true private space. Two bathrooms complete the layout, providing comfort and functionality to the whole property.

A wine cellar further enhances the villa's features, offering a dedicated space for lovers of great vintages. A large garage perfects the property's amenities and meets both everyday needs and the expectations of clients seeking a high-end home.

Outside, the plot is a true haven of tranquility. Protected from view and free from any nuisance, it offers a privileged setting to fully enjoy the fine weather.

Energy Performance (DPE) and GHG emissions (GES) assessments in progress.
Fees payable by the seller.
Independent Commercial Agent
RSAC: 828362285 / RCP: 127100479

For more information or to arrange a viewing, contact Stéphane Laroche now.
Find all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	165.0 m²	Number of rooms:	5 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): A 27

Greenhouse gas emissions (GHG) index: A 1

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