COLDWELL BANKER
EUROPA REALTY

House Saint-Aubin-de-Médoc 238 m²



SALE PRICE : 995 000 €

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182 boulevard de la République
France, 33510, Andernos-les-Bains

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Located in a quiet residential cul-de-sac in the heart of Saint-Aubin-de-Médoc, Coldwell Banker Immoba Realty – Andernos-les-Bains Real Estate Agency is proud to present this beautifully maintained contemporary villa offering approximately 238 sqm of living space.

Set on a landscaped plot of over 1,300 sqm, the property features a sun-exposed saltwater swimming pool, a fully equipped pool house with space for summer kitchen and multiple outdoor living areas designed for relaxation and entertaining.

The south-facing 80 sqm living room forms the centrepiece of the home, enhanced by a panoramic fireplace and a high-end open-plan kitchen. A utility room and an adjoining garage provide additional practicality.

The ground floor also hosts a spacious master suite with dressing room and full bathroom. Three further bedrooms, including a home office, complete the main sleeping area.

Upstairs, a private lounge leads to two additional bedrooms and a shower room, offering ideal separation for children or guests.

High-end technical features include underfloor heating powered by a heat pump, reversible air conditioning in all six bedrooms and the upstairs lounge, photovoltaic panels with self-consumption and resale capacity, automated shutters, alarm system, motorised gate and video intercom.

All amenities, schools and local shops are within walking distance. Direct connections provide easy access to Bordeaux, its historic centre and Bordeaux-Mérignac International Airport.

A rare opportunity for families seeking space, discretion and quality of life in a preserved residential environment close to Bordeaux.

Energy rating: B (80 kWh/sqm/year) – GHG: A (3 kg CO2/sqm/year)

Estimated annual energy costs: between €1,570 and €2,140

Asking price: €995,000 (agency fees included)
Agency fees payable by the vendor

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

For further information, please contact
Florence BESSONNEAU – RSAC 883 917 106 – RCP 057 160 041 0002

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FEATURES

Property type:	House	Area:	238.0 m²	Property tax:	€3.00
Number of rooms:	8 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): B 80

Greenhouse gas emissions (GHG) index: A 3

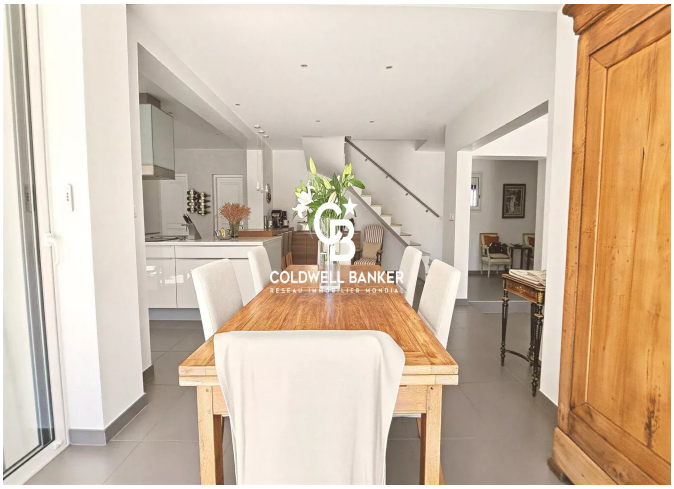
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