

Maison Blanquefort 185 m<sup>2</sup>

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PRIX DE VENTE : 728 000 €

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## DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains presents this property built in 2014, located on the outskirts of Bordeaux. It offers a total surface area of 211 m<sup>2</sup>, including 185 m<sup>2</sup> of living space, set on a plot of nearly 5,000 m<sup>2</sup>.

The living area, approximately 92 m<sup>2</sup>, faces southwest. The open-plan kitchen is arranged around a central island and extends through large openings onto the garden. Comfort is ensured by underfloor heating powered by a heat pump.

On the ground floor, there is an elegant master suite with a walk-in closet and shower room, as well as two additional bedrooms, each with its own shower room.

Upstairs, two mezzanines connected by an aerial walkway provide a flexible space, ideal for an office or an additional bedroom.

Outside, the garden features a stone terrace of  120 m<sup>2</sup>, a heated swimming pool, a wooden pergola, and a pétanque court.

Rare for the area, the property also includes two horse stalls and the possibility to develop a riding arena.

Energy rating: A (57 kWh/m<sup>2</sup>/year)  
GHG emissions: A (1 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs for the property: between €0 and €0 per year.

Sale price: €728,800 (agency fees included), including 4% VAT fees payable by the buyer.  
Net seller price: €700,000

Contact: Jean-François ZORZ

Information on risks related to this property is available on [georisques.gouv](http://georisques.gouv)

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	185.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 47

Indice d'émission de gaz à effet de serre (GES) : A 1



**COLDWELL BANKER**  
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