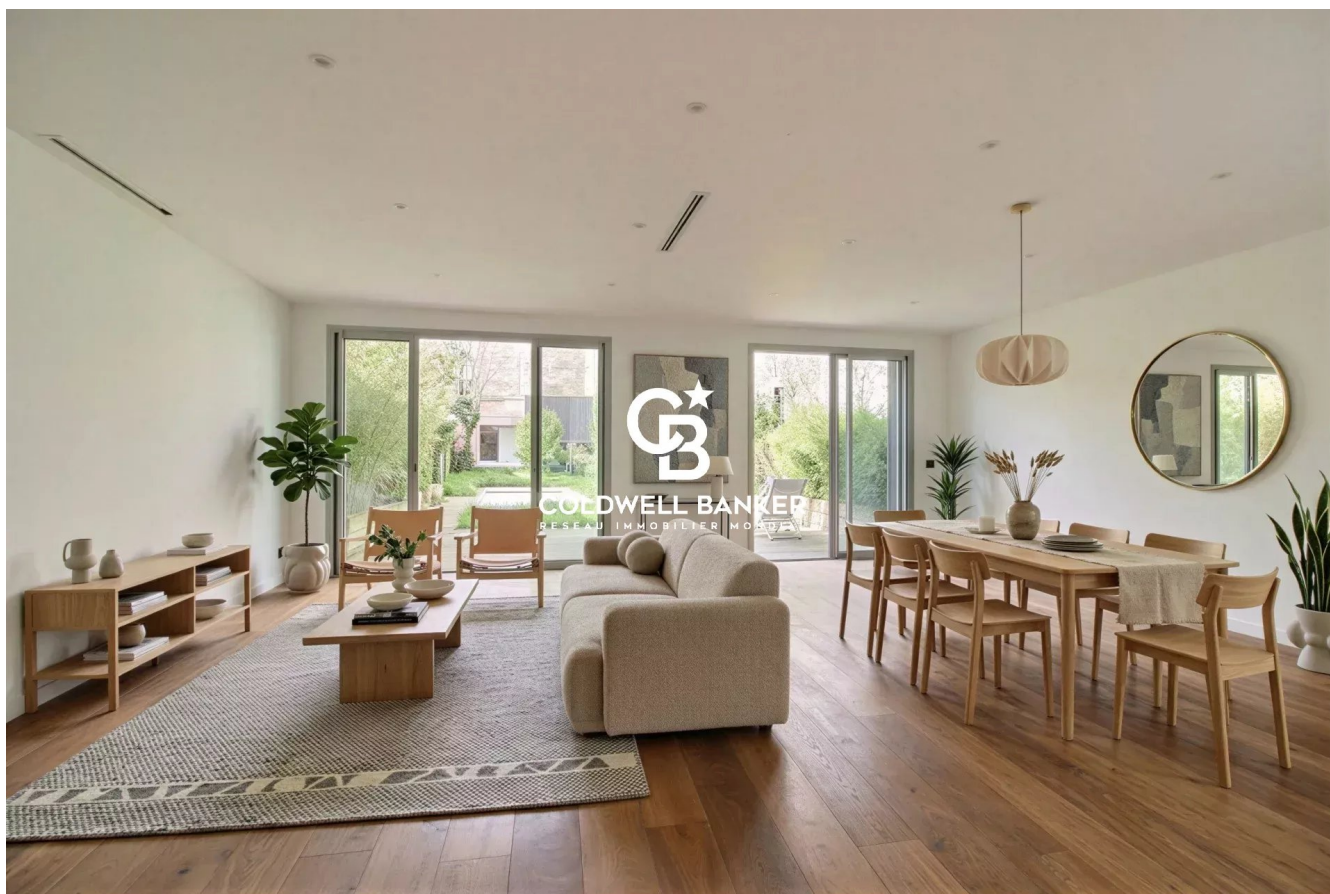


Maison Bordeaux 210 m<sup>2</sup>

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PRIX DE VENTE : 1 280 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

We are privileged to present this sumptuous single-storey villa, ideally situated a few steps from the town center, shops, schools and transport links.

From the entrance, this exceptional property charms with its refined architecture, impressive volumes, choice of high-quality materials and brightness enhanced by large bay windows opening onto the outside.

The living area, the true heart of the house, extends to nearly 80 m<sup>2</sup> and offers an uninterrupted view of a carefully landscaped garden, complemented by a heated pool. This reception area is accompanied by an ergonomic eat-in kitchen, perfectly designed, with a central island, combining conviviality and functionality for special moments with family or friends. A large office or playroom completes this living space.

The sleeping area, thoughtfully designed to ensure comfort and privacy, houses four bedrooms with careful finishes. The three superb master suites, one of which has a bespoke dressing room, each have their own elegant shower room and direct access to an intimate patio, a true haven of peace.

An outbuilding fitted with a shower room can accommodate a fully separate office, a superb space for hosting your guests or an au pair.

A laundry room and an attached garage complete the features of this quality property.

The true asset: a rare living environment combining a privileged setting, absolute serenity and impeccable condition. This property is ready to welcome its future owners to fully enjoy every moment, in any season. A recent construction which will also allow you to benefit from reduced notary fees.

The comfort features will charm you throughout the visit: Airzone ducted system, Technal frames, centralized controls, etc.

Complete file or a visit? Contact Ms Alexandra ARNAUD on immoba.

Energy performance (DPE): C (119) and GHG emissions (GES): A (3).

Estimated annual costs between €1,500 and €2,100.

Charges: €1,000/year. Carrez area: 209.17 m<sup>2</sup>. Co-ownership of 3 lots.

Fees payable by the seller.

Consult the risks to which this property is exposed at: [www.georisques.gouv](http://www.georisques.gouv)

Independent Commercial Agent

RSAC: 880872122 / RCP: 127100479

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	210.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

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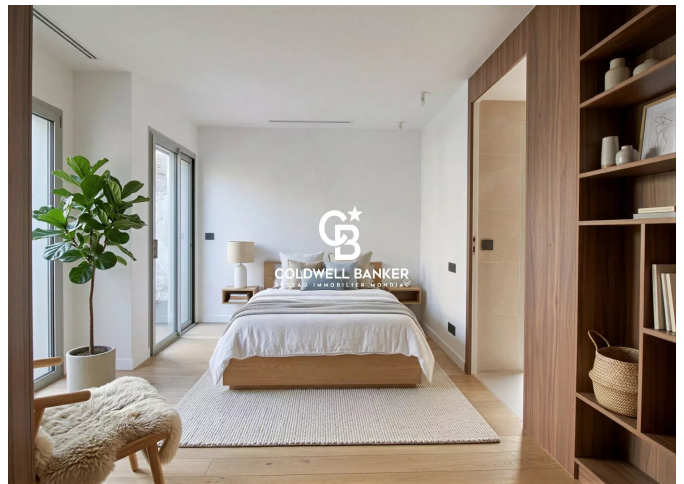
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 119



**COLDWELL BANKER**  
**EUROPA REALTY**



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