

Maison Cabanac-et-Villagrains 293 m<sup>2</sup>

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PRIX DE VENTE : 1 395 000 €

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

## DESCRIPTION

Set on a plot of approximately 2,000 m<sup>2</sup>, this nearly 300 m<sup>2</sup> contemporary villa embodies a perfect blend of exceptional architecture and premium materials.

Designed by an architect, it offers generous volumes from the ground floor, with three bedrooms, an office, and bright living spaces that open out to the surrounding nature.

The 68 m<sup>2</sup> living room, modern kitchen, and TV lounge form a harmonious and resolutely contemporary ensemble.

Upstairs, two additional bedrooms and a spacious 25 m<sup>2</sup> multipurpose room offer numerous possibilities (potential 6th bedroom, playroom, etc.).

Outdoors, the beautiful pool, landscaped terraces (both mineral and green), and thoughtfully designed garden create a peaceful and elegant atmosphere.

Recently built and refined, this property is waiting for its future owners to fully reveal its sophistication.

Contact: Corinne Prémont  
Independent Sales Agent  
RSAC: 384 152 203 / RCP: 127 100 479

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Energy performance: DPE A (37) / GES A (1)  
Estimated annual energy costs: between €900 and €1,240

Price: €1,395,000  
Agency fees incl. VAT payable by the buyer: 4.8% or €65,000  
Net seller price: €1,330,000

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## CARACTÉRISTIQUES

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|                  |            |           |                      |                |         |
|------------------|------------|-----------|----------------------|----------------|---------|
| Type de bien :   | Maison     | Surface : | 293.0 m <sup>2</sup> | NB de pièces : | 9 rooms |
| NB de chambres : | 6 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) : A 37

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



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