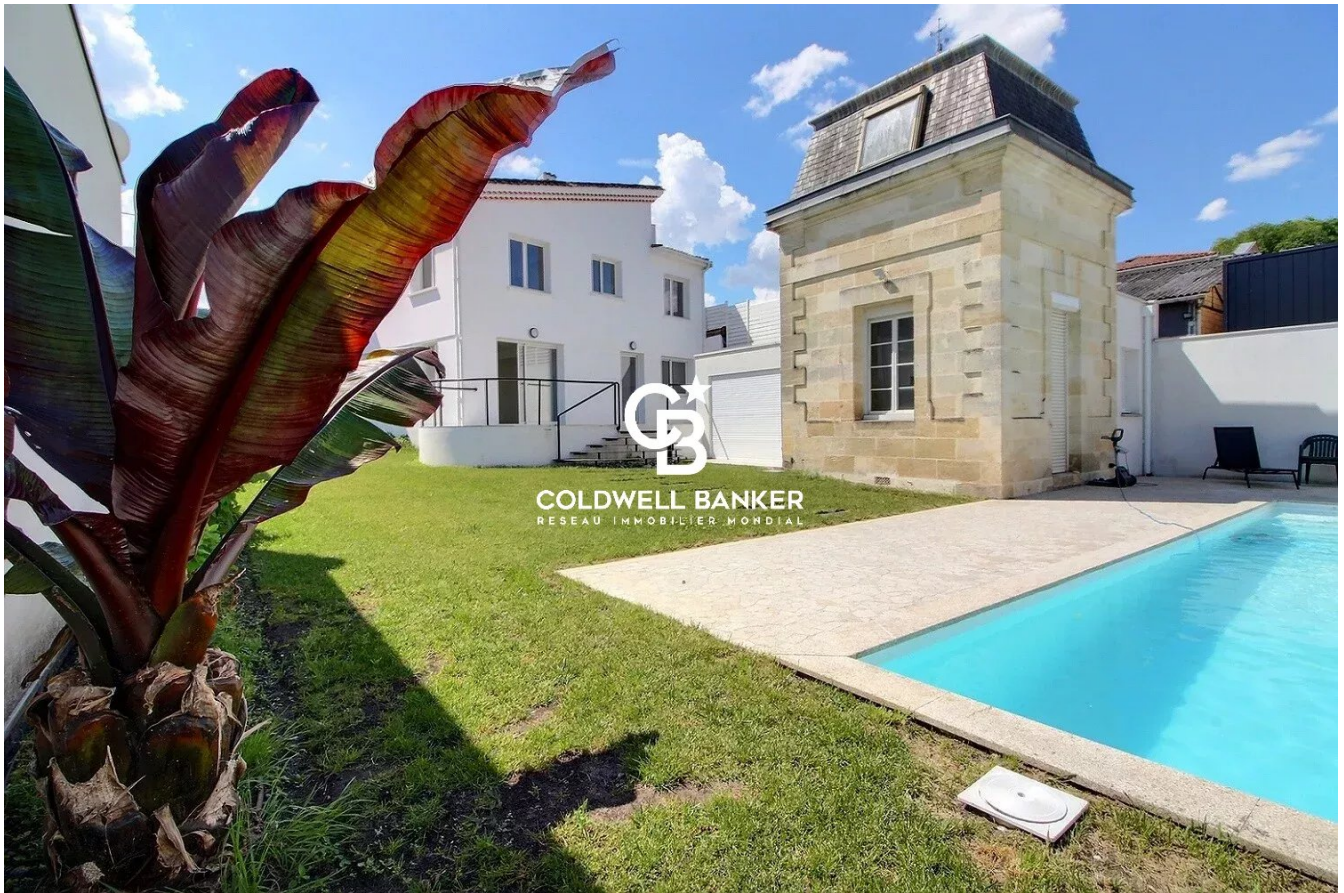


Maison Bègles 245 m²



SALE PRICE : 1 105 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

COLDWELL BANKER ImmoRealty Bordeaux presents this exceptional contemporary villa offering 245 m² of living space, fully renovated in 2023 with premium materials and finishes.

Located in Bègles, in the Hôpital Robert-Piqué district, the home features a spacious 70 m² open-plan living area with a fitted kitchen, opening onto a 55 m² terrace.

The property offers 6 bedrooms, including a master suite with spa bathroom and walk-in closet, as well as 5 additional shower rooms with walk-in showers.

Each room is equipped with independent reversible air conditioning.

The 720 m² plot includes a landscaped garden, a second 90 m² terrace, a heated 9x4 m pool with electric cover, and a pool house with summer kitchen and bathroom facilities.

Two outbuildings complete the property:

- One is livable over two floors, with a bedroom, shower room, and living area (34 m²)
- The other (22 m²) can be converted into a garage or storage space.

Parking for 4 to 5 vehicles is available in front of the house.

A rare property with generous volumes, ideal for lovers of open space!

Energy performance: DPE B (89) / GES A (2)

Estimated annual energy costs: between €1,020 and €1,420

Fees paid by the seller

Contact: Corinne Prémont

RSAC 384 152 203 / RCP 127 100 479

Photos: interior design suggestions.

Find all our listings on IMMOBA.

Risk information available at: www.georisques.gouv.fr

FEATURES

Property type:	Maison	Area:	245.0 m ²	Property tax:	€3.00
Number of rooms:	9 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 89

Greenhouse gas emissions (GHG) index: A 2

