

Maison Cabanac-et-Villagrains 220 m²



PRIX DE VENTE : 990 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

COLDWELL BANKER ImmoBa Bordeaux Premium presents this new property located in the center of La Brède.

From the moment you enter, natural light enhances the generous volumes. The ground floor features a spacious 60 m² living area with lounge, dining room, and open kitchen, a master suite with walk-in closet and bathroom, an office, and a laundry room.

Designed for relaxation, the outdoor space includes a wooden terrace, a heated swimming pool, and a pétanque court. Upstairs, four bedrooms with built-in wardrobes and private shower rooms provide comfort for the whole family.

A vast 138 m² garage completes this high-end property.

Energy performance: DPE A (49) / GES A (1)

Estimated annual energy costs: between €880 and €1,280

Sale price: €990000 including €45,000 in fees payable by the buyer

Net seller price: €945,000

Check property risk information at: www.georisques.gouv.fr

Contact: Corinne Prémont

RSAC 384 152 203 / RCP 127 100 479

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	220.0 m ²	NB de pièces :	8 rooms
NB de chambres :	5 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

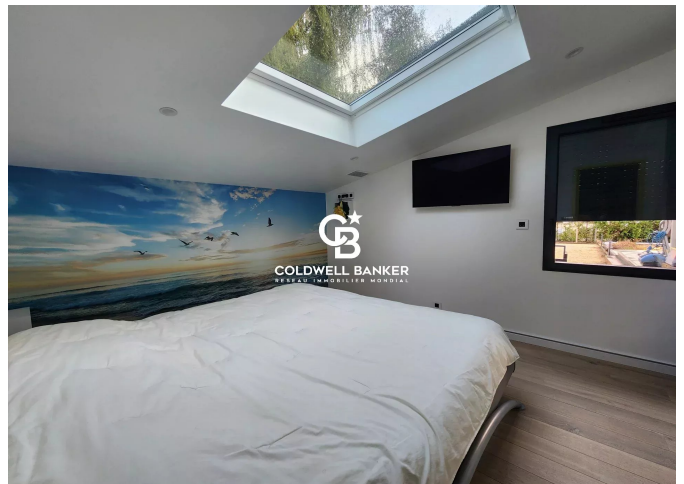
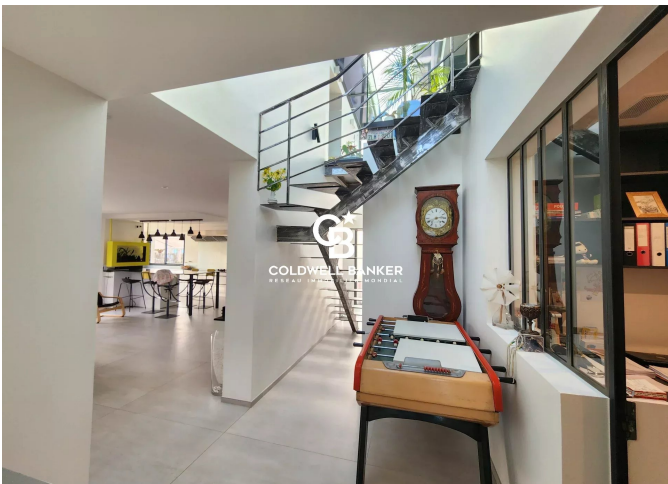
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 49

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



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