

Maison Cissac-Médoc 187 m²



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PRIX DE VENTE : 459 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Coldwell Banker Immoba Realty offers you the exclusive opportunity to discover this beautiful villa built in 2021. Nestled in a privileged setting in the heart of the Médoc, this superb villa with high-end finishes will appeal to those who appreciate tranquility, space and refinement.

From the entrance, you'll be charmed by a large, light-filled living space with generous proportions, creating a warm and refined atmosphere—perfect for sharing special moments with family or friends. The villa offers four comfortable bedrooms, each providing its own space for peace and privacy, including a beautiful master suite with its own private bathroom. The sleeping area is completed by a shower room dedicated to the children's rooms or guests, offering everyday comfort and practicality.

A large terrace harmoniously extends the living spaces and provides an ideal setting for outdoor meals, entertaining or moments of family relaxation. The swimming pool invites you to fully enjoy sunny days and balmy summer evenings in a peaceful, privileged environment.

For parking, the property benefits from an enclosed garage as well as a spacious carport that can comfortably accommodate two vehicles, offering practicality and convenience for everyday life.

DPE A (46) and GES A (1)

Estimated annual energy costs €850–€1,200/year

Fees payable by the seller.

Independent Commercial Agent

RSAC: 828362285 / RCP: 127100479

For more information or to arrange a viewing, please contact Stéphane Laroche.

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	187.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

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

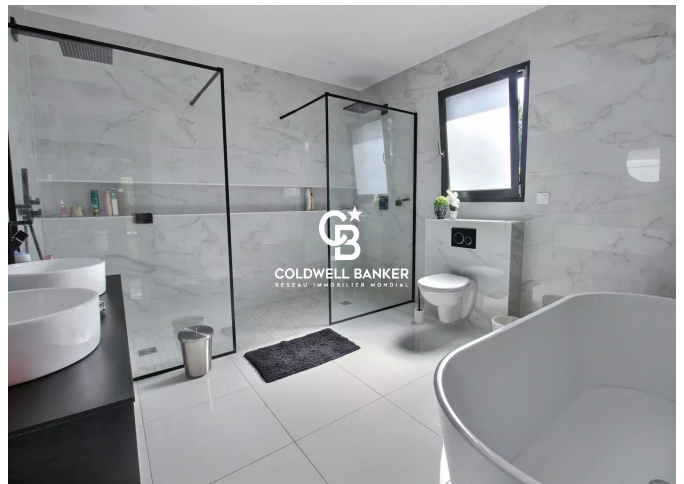
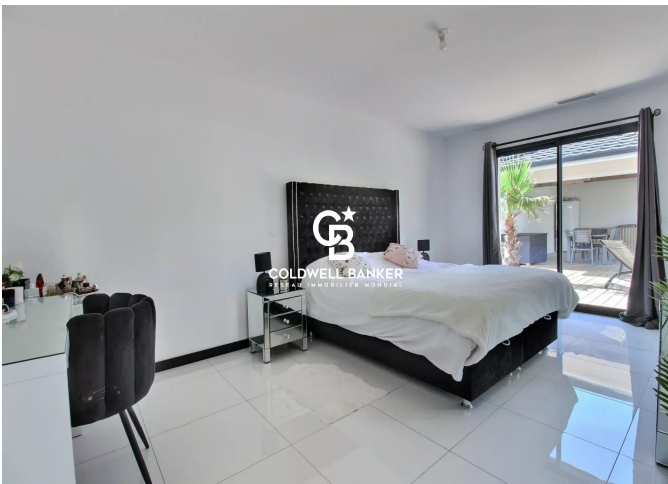
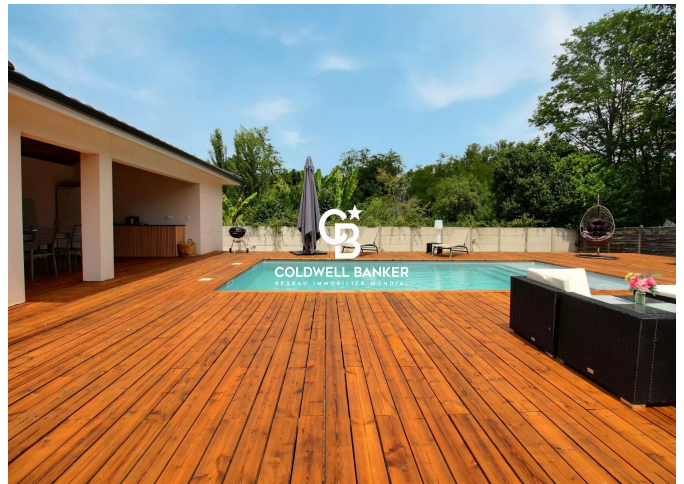
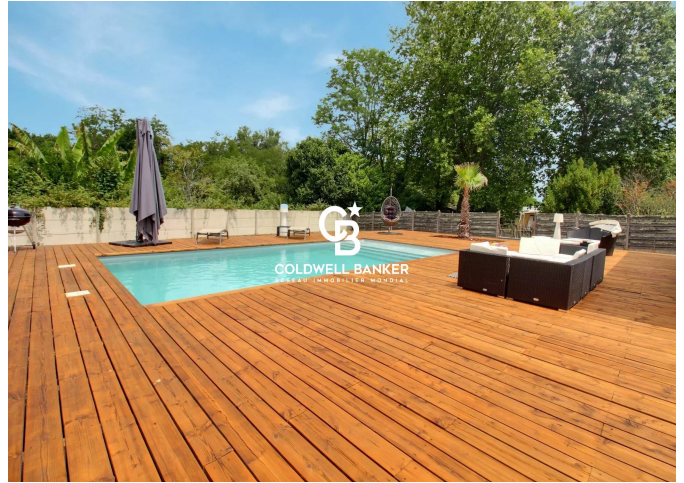
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 46

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



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