

Maison Pessac 189 m<sup>2</sup>

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PRIX DE VENTE : 858 000 €

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

## DESCRIPTION

Located on the Noès plateau, near Noès middle school and Pape Clément high school, this stunning 154 m<sup>2</sup> contemporary home (plus a 35 m<sup>2</sup> one-bedroom apartment) stands out with its timber-frame architecture and generous spaces.

A rare find – built in 2016 to RT2012 energy standards!

From the moment you step inside, you'll be charmed by the entrance hall with its built-in wardrobe, leading into a spacious 50 m<sup>2</sup> living area.

Bright and welcoming, the living room is enhanced by a pellet stove and opens onto a beautifully landscaped, private garden.

The separate kitchen is fully fitted and equipped, offering a functional and friendly layout with a large adjoining pantry.

Upstairs, the sleeping area features a stunning master suite of over 25 m<sup>2</sup> with a walk-in closet and private bathroom.

Two additional bedrooms with built-in wardrobes open onto a shared balcony and benefit from a shared bathroom.

An office space completes the upper floor, which can easily be converted into a fourth bedroom (approx. 10 m<sup>2</sup>) to suit your needs.

Outside, the sunny garden has been designed for relaxation, featuring a saltwater pool (3x6 m).

A spacious outbuilding of nearly 70 m<sup>2</sup> includes a 35 m<sup>2</sup> one-bedroom apartment and a 35 m<sup>2</sup> gym/garage — perfect for independent living, a home office, or creative studio.

Just a 20-minute walk from the center of Pessac, this home perfectly combines modern living, comfort, and practicality in a peaceful and sought-after setting.

With its warm ambiance and high-quality features, this home is the perfect balance of contemporary style and exceptional comfort.

Energy rating: A (65) / GHG: A (2)

Estimated annual energy costs: between €850 and €1,200

Selling price: €858000 (including 4% buyer's fees, i.e., €28,000)

Net seller's price: €830000

Check potential risks for this property at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Contact: Corinne Prémont

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	189.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	6 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](http://www.georisques.gouv.fr)

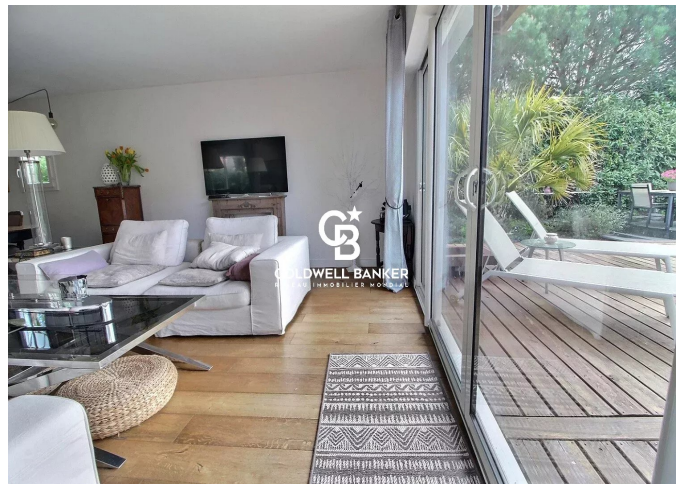
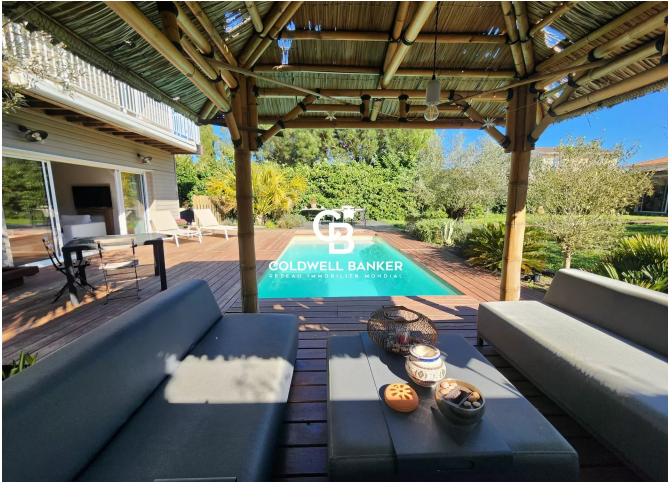
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 65

Indice d'émission de gaz à effet de serre (GES) : A 2



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