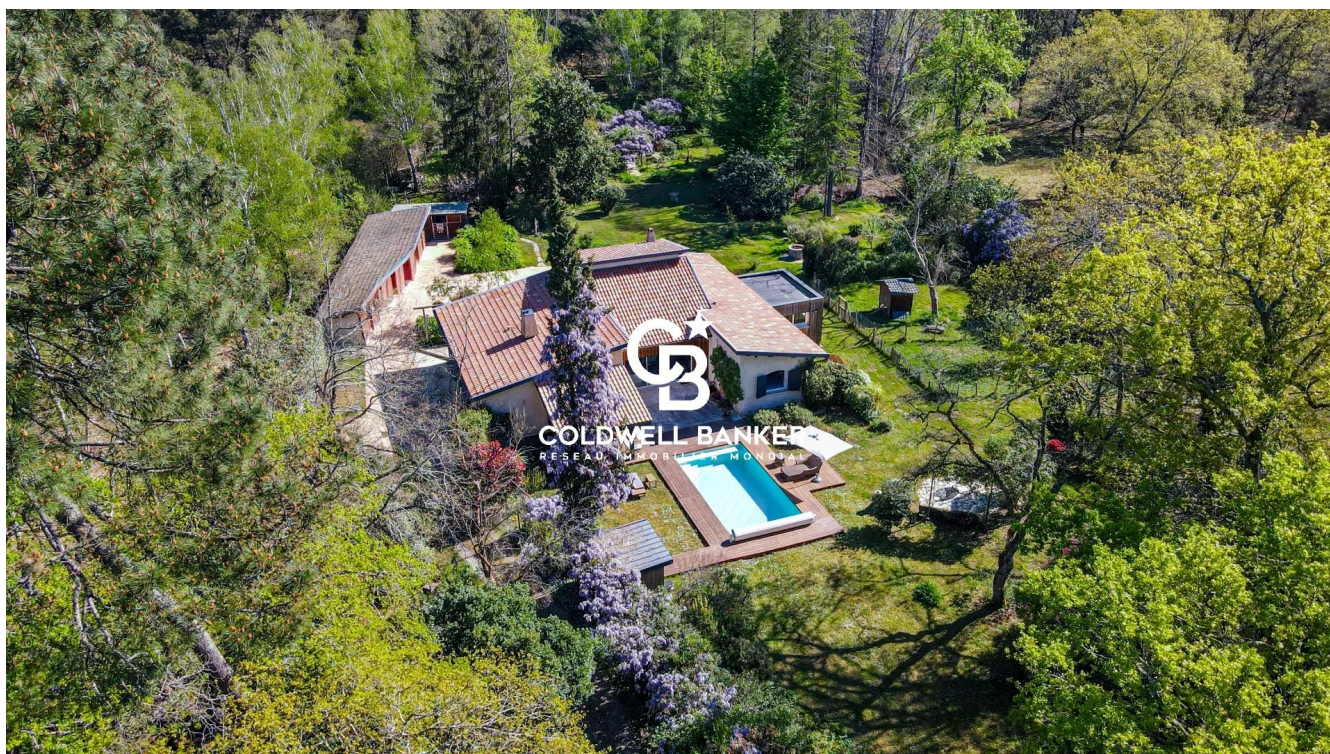


Maison Pessac 226 m<sup>2</sup>

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PRIX DE VENTE : 1 029 000 €

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

EXCLUSIVITÉ

## DESCRIPTION

### EXCLUSIVE LISTING

Coldwell Banker Bordeaux is pleased to present this beautiful family property set in a privileged, green environment, just 5 minutes from the center of Pessac Magonty, close to schools, shops, and public transport.

Set in the heart of a landscaped park of over one hectare, this property offers a rare and preserved lifestyle with a swimming pool, covered terrace, and outbuildings.

The house, approximately 225 sqm and mostly on one level, features generous volumes, abundant natural light, and lovely views over the park. It includes four bedrooms, a warm living area with stoves, and a large, welcoming kitchen.

The estate also boasts a pond, a fenced paddock, and horse boxes—ideal for nature lovers and equestrian enthusiasts.

A truly exceptional setting—like a waking dream for those who cherish nature.  
A must-see property!

Energy rating: C (200)

GHG emissions: C (40)

Estimated annual energy costs: between €1,886 and €2,552

Information on potential risks for this property is available at: [www.georisques.gouv](http://www.georisques.gouv)

Price: €980,000 (net seller)

Fees payable by the buyer: 5% (€49,000)

Total sale price: €1,029,000

#### Contact:

Corinne Prémont

Independent Sales Agent

RSAC: 384152203 / RCP: 127 100 479

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## CARACTÉRISTIQUES

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|                  |            |           |                      |                |         |
|------------------|------------|-----------|----------------------|----------------|---------|
| Type de bien :   | Maison     | Surface : | 226.0 m <sup>2</sup> | NB de pièces : | 7 rooms |
| NB de chambres : | 4 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)

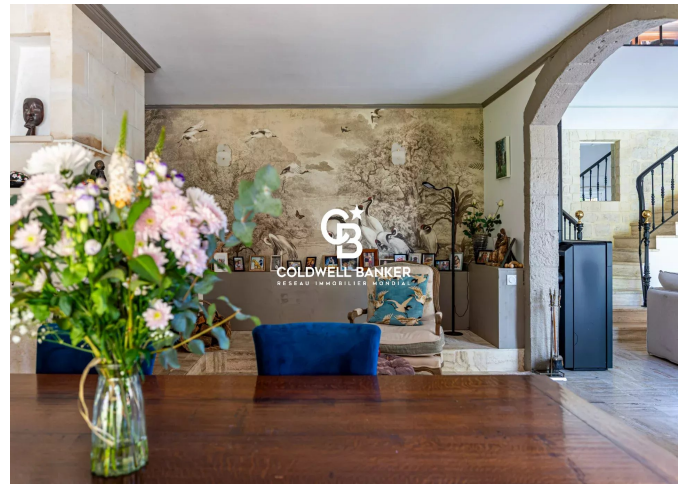
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 136

Indice d'émission de gaz à effet de serre (GES) : C 16



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



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