

Maison Gradignan 210 m²



PRIX DE VENTE : 1 595 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Just minutes from Bordeaux city centre, the TGV train station and the international airport, Coldwell Banker Immo Realty is proud to present this superb contemporary villa built in 2019, offering a rare lifestyle combining absolute tranquility, modern design and natural surroundings.

Nestled on the edge of a wooded area and completely free from disturbances, the property immediately impresses with its exceptional natural light and the outstanding quality of its finishes. Generous volumes, clean architectural lines and meticulous attention to detail define this remarkable home.

Entirely single-storey, the heart of the property revolves around a magnificent open-plan living space, flooded with light thanks to expansive floor-to-ceiling windows, creating a seamless connection between indoor and outdoor living. A high-end open kitchen blends perfectly into this space, enhanced by a functional fireplace, adding warmth and elegance.

The night area also offers generous proportions, including a superb master suite with exceptional volumes, designed as a true private retreat opening onto the outdoors.

Outside, a vast 200 sqm terrace extends the living areas and features a heated swimming pool and a pool house, ideal for enjoying sunny days in a lush, peaceful setting. The landscaped garden of over 300 sqm completes this serene environment.

A large double garage and several additional parking spaces complete the property's features. The home is also equipped with a fully integrated home automation system, ensuring optimal day-to-day comfort.

Turnkey, this property embodies a refined contemporary lifestyle in a privileged natural setting, within immediate proximity to all amenities.

A rare and exclusive property, designed for a discerning clientele seeking excellence and tranquility just outside Bordeaux.

Energy rating: A (54) – GHG emissions: A (2)
Estimated annual energy costs: €958 – €1,296

Price: €1,595,000 incl. agency fees
Agency fees payable by the buyer: €75,000 incl. VAT (5%)
Net seller price: €1,520,000

Information on potential risks is available at: www.georisques.gouv.fr

For further information, please contact:
Vincent MACARY, Independent Sales Agent (EI)

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Discover all our listings on IMMOBA.

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CARACTÉRISTIQUES

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|------------------|------------|-----------|----------------------|----------------|---------|
| Type de bien : | Maison | Surface : | 210.0 m ² | NB de pièces : | 5 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 54

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



COLDWELL BANKER
EUROPA REALTY



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