

Maison Gradignan 247 m²



PRIX DE VENTE : 1 450 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

COLDWELL BANKER presents, in Gradignan, in the absolute peace of a private cul-de-sac, this contemporary villa built in 2019, offering 247 sqm of living space set in the heart of a beautifully landscaped 2,000 sqm plot, hidden from view and close to the Eau Bourde walking paths.

From the moment you step inside, the house impresses with its generous volumes, natural light, and perfectly arranged living spaces. The living room and kitchen open wide to the outdoors through large pocket sliding doors, seamlessly extending everyday life onto the terraces and pool area.

On the ground floor, there is a spacious primary suite with dressing room and shower room, as well as a space that can serve as an office or bedroom. Upstairs, three beautiful bedrooms and a bathroom are arranged around a flexible landing area.

Outside, everything invites serenity: landscaped garden, ipé wood terrace, heated swimming pool, covered area... A rare lifestyle setting, combining privacy and nature.

High-end features include Technal joinery, underfloor heating powered by a Daikin heat pump, full home automation, Porcelanosa materials, a premium fitted kitchen... Every detail has been designed to combine comfort and elegance.

Close to access routes to Bordeaux and the Arcachon Bay, as well as shops and schools, this rare property combines a prime location, high-end amenities, and exceptional quality of life.

A turnkey villa, ideal for refined family living or an exceptional primary residence.

Energy rating: B (56) and GHG: A (2)

Estimated annual costs: between €2,980 and €4,070 per year. Information on the risks associated with this property is available at: www.georisques.gouv.fr

Fees payable by the seller.

Contact Corinne Prémont.

Independent Sales Agent.

RSAC: 384152203 RCP 127 100 479

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	247.0 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

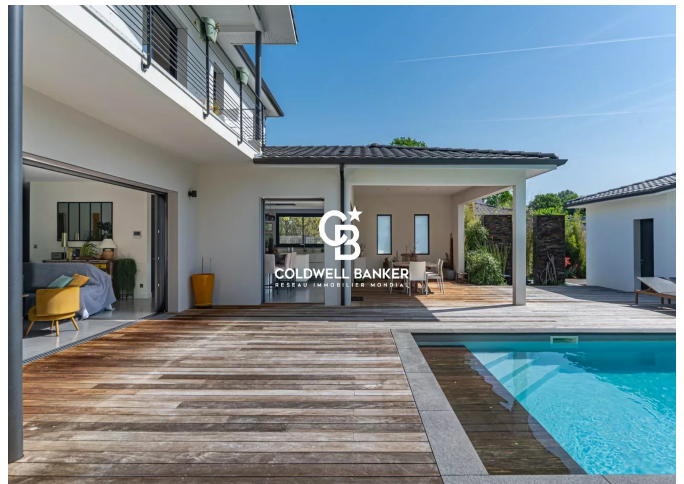
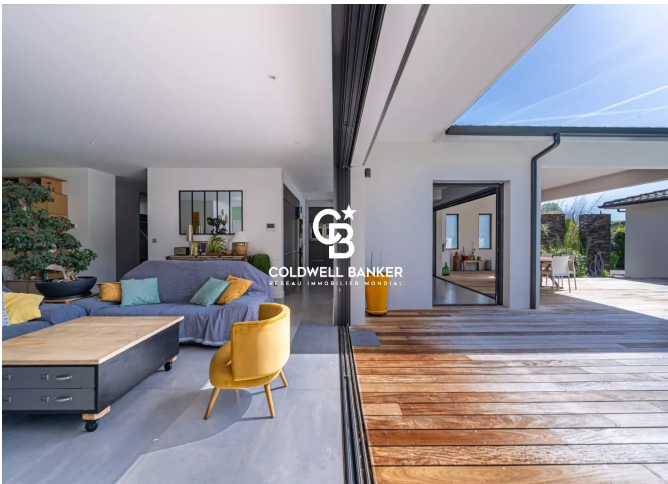
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 85

Indice d'émission de gaz à effet de serre (GES) : A 3



COLDWELL BANKER
EUROPA REALTY



13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr