

Maison Montussan 220 m<sup>2</sup>

---



PRIX DE VENTE : 699 000 €

---

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

EXCLUSIVITÉ

## DESCRIPTION

Coldwell Banker, your prestige real estate specialist in Bordeaux and its surroundings, is pleased to exclusively present this exceptional villa of approximately 235 m<sup>2</sup>.

Located in the heart of Montussan, this stunning luxury property, built in 2019, perfectly embodies elegance and modern comfort. Designed with premium features, it offers an outstanding lifestyle for those who appreciate refinement and quality.

The villa includes 6 bedrooms, including two master suites offering private and intimate spaces. An elegant office completes the layout, ideal for remote work or as a quiet reading nook.

High-end amenities include a fully equipped kitchen, underfloor heating, a heated saltwater pool (7x3 m), and a garage.

The bright and spacious living areas are enhanced by quality finishes, creating a warm and sophisticated atmosphere. Outside, enjoy the south-facing pool, ideal for relaxing or entertaining guests.

Energy performance: DPE A (67) / GES A (2)

Estimated annual energy costs: between €1,140 and €1,600

Fees paid by the seller

Contact: Stéphane Laroche

Independent Sales Agent

RSAC: 828 362 285 / RCP: 127 100 479

Schedule your visit today.

Find all our listings on IMMOBA.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	220.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	6 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

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



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



13 cours Tournon  
France, 33000, Bordeaux



TÉL : +33557340139  
immoba@coldwellbanker.fr