

Maison Nérigean 238 m²



PRIX DE VENTE : 724 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

15 Minutes from Libourne and 30 Minutes from Bordeaux – Architect-Designed Villa with Stunning Views and Landscaped Park

Nestled in the heart of a charming village, this superb 238 m² architect-designed home offers an exceptional lifestyle surrounded by nature.

Set on a beautifully landscaped 1.35-hectare plot with an orchard and mature trees, the property sits atop a hill with breathtaking panoramic views.

From the entrance, you'll be captivated by the spacious and light-filled living room, thanks to its oversized floor-to-ceiling windows that open onto a large wooden terrace, a swimming pool, and endless greenery.

The kitchen is both modern and welcoming, fully equipped and complemented by a pantry/laundry room.

On the ground floor, you'll find five comfortable bedrooms, four bathrooms, and plenty of storage. Upstairs, a large air-conditioned room offers multiple possibilities: master suite, playroom, or home office.

Additional features include a functional wine cellar, a separate garage/carport.

Generous volumes, abundant natural light, absolute tranquility, and a magical setting — this villa offers a unique lifestyle just minutes from the city.

Contact Corinne Prémont

Independent Sales Agent

RSAC: 384152203 – RCP: 127 100 479

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Energy rating: D (167) / GHG: D (41)

Energy costs between 4 540 € and 6 200 € /year

Honoraires charge acquéreur, prix de vente net vendeur

690 000€, honoraires 4.9% soit 34 000€. Prix public :

724 000 €

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	238.0 m ²	Taxe foncière :	€1.00
NB de pièces :	9 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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 127

Indice d'émission de gaz à effet de serre (GES) : D 35



COLDWELL BANKER
EUROPA REALTY



13 cours Tournon
France, 33000, Bordeaux



TÉL : +33557340139
immoba@coldwellbanker.fr