

Maison Pessac 205 m²



PRIX DE VENTE : 1 290 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Coldwell Banker presents to you EXCLUSIVELY this elegant California-style property built in 2015, ideally located in a sought-after residential area of Pessac (a 10-minute walk from the centre), offering a rare living environment that combines generous volumes, quality finishes and a privileged location.

Set back on the second line, in absolute quiet and with no overlooking neighbours, the house is accessed via a private driveway and sits on a magnificent landscaped plot with Mediterranean touches. The outdoor spaces have been designed to combine aesthetics and comfort: heated pool 11 x 3.5 m, a 35 m² annexe to be fitted out over two levels (ideal for an office, a studio or an independent activity), garden shed and a carport capable of accommodating three vehicles.

The property also benefits from a 6,000 W photovoltaic installation (generating around €1,300 in annual savings).

The main house offers 205 m² of living space over two levels.

On the ground floor, a superb 70 m² living area, bright and air-conditioned, includes a fitted open kitchen and a laundry room. Two large bedrooms with en-suite bathrooms and a separate office complete this level.

Upstairs, a vast suite with dressing room and private terrace, two other large bedrooms, a bathroom with shower and bathtub, and an office with terrace access make up the sleeping area.

Comfort is provided by low-temperature gas underfloor heating and a thermodynamic hot water tank.

The setting is particularly privileged: schools within walking distance (public nursery and primary school at 200 m, the private Jeanne d'Arc Assomption school at 500 m, universities directly accessible by tram). The tram is 200 m away (line A, quick access to the centre of Pessac and the Cité du Vin), and the Pessac Centre TER station is 1 km away.

A complete family property facing west / south-west, rare in the area, offering space, independence and quality of life in a sought-after residential setting on the doorstep of Bordeaux.

DPE B (59) GES B (10)

Estimate of annual costs: between 1 230 € and 1 760 €/year.

Fees payable by the buyer:

Sale price: €1,290,000, fees 4.9% i.e. €60,000, seller net €1,230,000.

Contact Corinne Prémont.

Independent Sales Agent.

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Discover all our Properties 33000, Bordeaux



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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	205.0 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

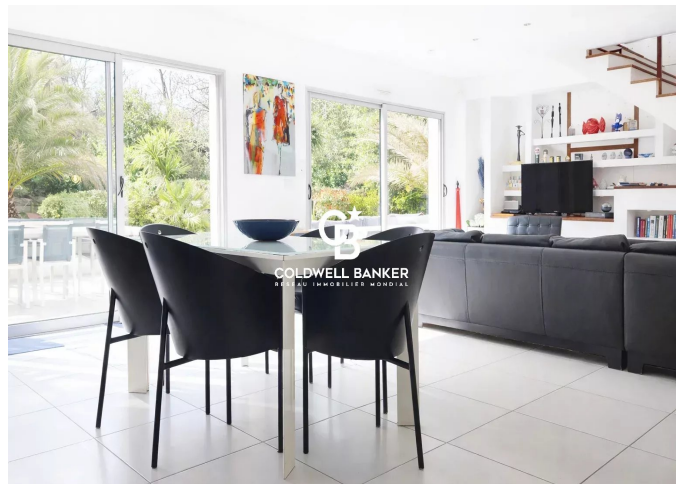
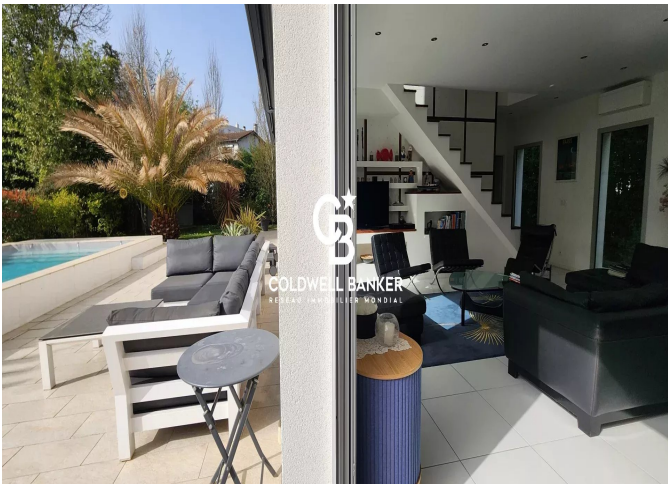
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 59

Indice d'émission de gaz à effet de serre (GES) : B 10



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