



VILLA AND ITS STUDIO, 6 BEDROOMS IN TOTAL,  
LARGE LIVING SPACE, POOL, GARAGE, AND  
MORE...



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PROPERTY FACT FILE	
REFERENCE	I 15215BDG33
PRICE	€ 1,870,000 £ 1,598,719* *agency fees included: 6 % TTC to be paid by the buyer (1 770 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	336 m²
LAND	4985 m²
TOWN	Bouliac
DEPARTMENT	Gironde
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Garage, Barns / outbuildings, Character property
*Price based on current exchange rate which is subject to change	



- Just 10 minutes from Bordeaux centre by car
- Set in beautiful countryside with panoramic views
- Unique architectural design
- Each bedroom has its own ensuite bathroom
- Style, space and calm within reach of city life

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Ref : I15215BDG33

Just 10 minutes from Bordeaux, "The Stones of Time" is a luxurious contemporary house with 340m<sup>2</sup> of living space set in countryside very close to the city. This Grand Design exudes inside / outside living close to the 4 star St James restaurant and hotel.

## DESCRIPTIF

Resolutely atypical, unique and functional, it will meet all your expectations: the panoramic view, the terrace, the swimming pool as if suspended in space and time.

The spacious, bright volumes perfectly combine different architectural elements: the white color and the oblique lines.

This property includes a large fully equipped kitchen, living room opening onto the terrace. Each bedroom has a private bathroom.

Its design will allow a redistribution of spaces, as the walls are not load-bearing. This is a dream home in an ideal location allowing style, space, calm and the city on your doorstep.

More informations :

Quelques informations plus techniques :

The STUDIO 46.30m<sup>2</sup>

THE MAIN HOUSE :

FIRST FLOOR (170.84m<sup>2</sup>) :

MAIN ROOM KITCHEN DINING ROOM | OFFICE 146m<sup>2</sup>

BATHROOM 26.56m<sup>2</sup>

ENTRANCE 4m<sup>2</sup>

terrasse couverte 22.49 m<sup>2</sup>

LEVEL 1 : 75.19m<sup>2</sup>

ROOM FOR CHILDREN : 35.21m<sup>2</sup>

BEDROOM 1 : 12.30 m<sup>2</sup>

BEDROOM 2 : 15.24m<sup>2</sup>

BEDROOM 3 : 12.44m<sup>2</sup>

LEVEL 2 : 43.69 m<sup>2</sup> WITHOUT CORRIDOR

BEDROOM 4 : 12.30m<sup>2</sup>

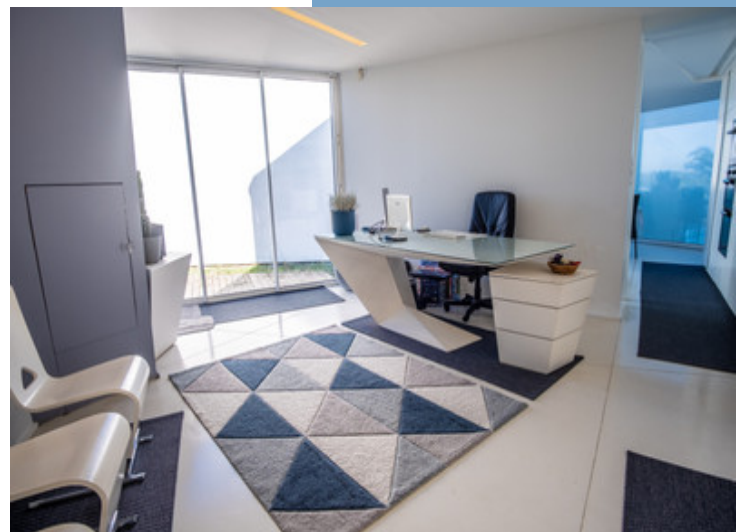
BEDROOM 5 : 28.11 m<sup>2</sup>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I15215BDG33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

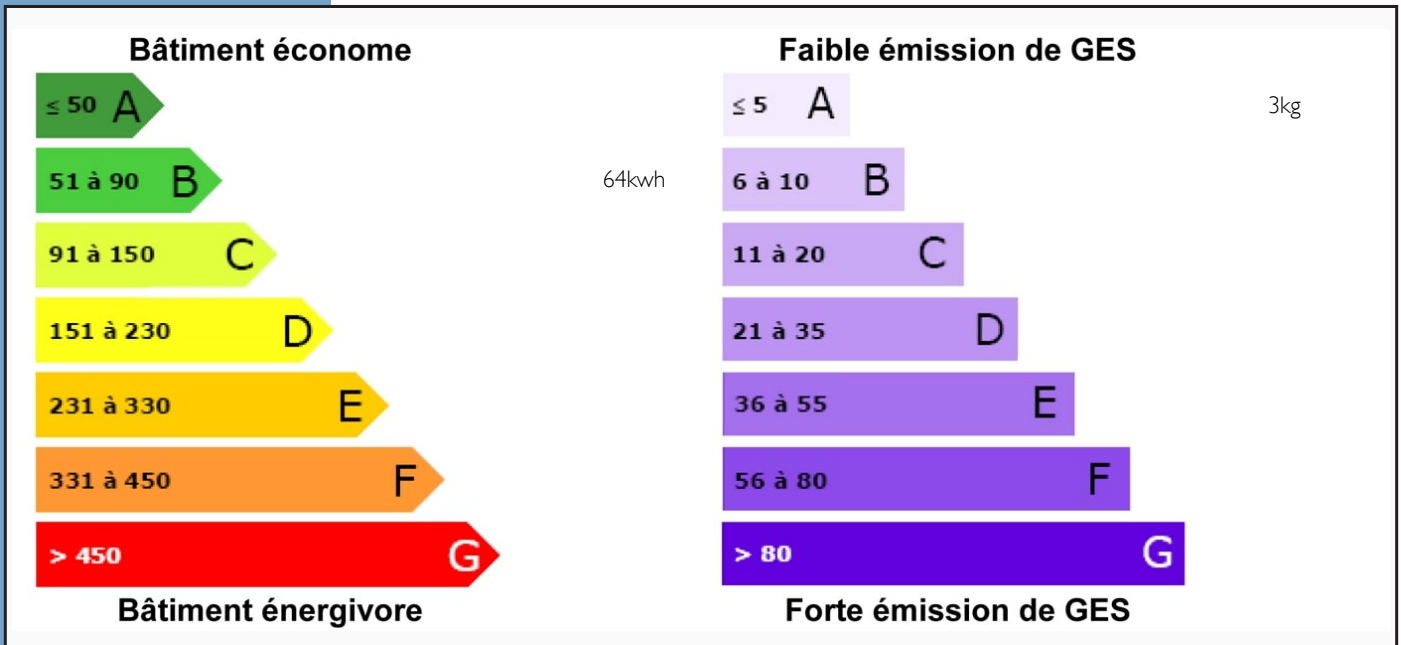
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : I15215BDG33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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