



SUPERB 185M2 VILLA CLOSE TO BORDEAUX AND  
THE ATLANTIC OCEAN.



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SUPERB 185M2 VILLA  
CLOSE TO BORDEAUX  
AND THE ATLANTIC  
OCEAN. ...



PROPERTY FACT FILE	
REFERENCE	A30451GM33
PRICE	€ 624,000 £ 519,624* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	185 m <sup>2</sup>
LAND	1845 m <sup>2</sup>
TOWN	Mios
DEPARTMENT	Gironde
LOCATION	Coastal
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 185m2 living space
- 1845m2
- Swimming pool
- Close to beach
- Close to Bordeaux

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Ref : A3045 I GM33

Discover this luxurious 5-bedroom villa, just 30 minutes from Bordeaux and 15 minutes from the ocean.

Ground Floor:

## DESCRIPTIF

This villa not only offers a comfortable and stylish living environment but also boasts an enviable location close to both city amenities and the natural beauty of the ocean. Imagine waking up to the serene surroundings of your beautifully landscaped garden, taking a refreshing dip in your private swimming pool, and enjoying leisurely afternoons in the sun-drenched living spaces.

The open-plan kitchen is perfect for hosting dinner parties and family gatherings, seamlessly connecting to the spacious living room where you can entertain guests or relax with loved ones. The versatile mezzanine on the first floor can be tailored to your needs, whether you envision it as a home office, a cozy reading nook, or a vibrant play area for children.

The master suite is a sanctuary in itself, offering privacy and luxury with its own shower room, dressing room, and additional storage. The ground-floor bedrooms provide ample space and comfort, making this villa ideal for families or for hosting guests.

The detached garage, with its potential for conversion, opens up exciting possibilities for creating a guest studio, a home gym, or a private office. With ample parking available, accommodating visitors is never a concern.

Nestled in Mios, a charming town that combines the tranquility of nature with the convenience of proximity to Bordeaux, this villa offers the best of both worlds. Enjoy quick access to the city's cultural attractions, shopping, and dining, while being just a short driv

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3045 I GM33>

COMPLETE FILE AND PHOTO ON REQUEST



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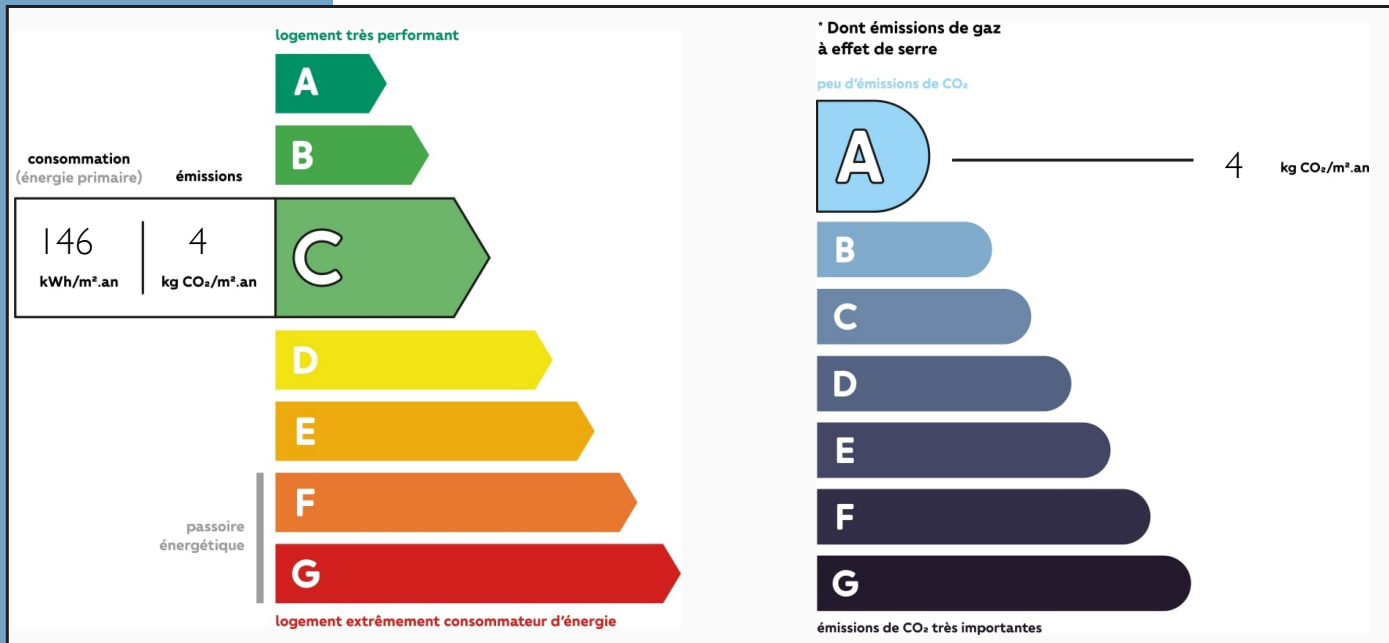


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A30451GM33  
FILE COMPLETE  
AND PHOTOS  
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