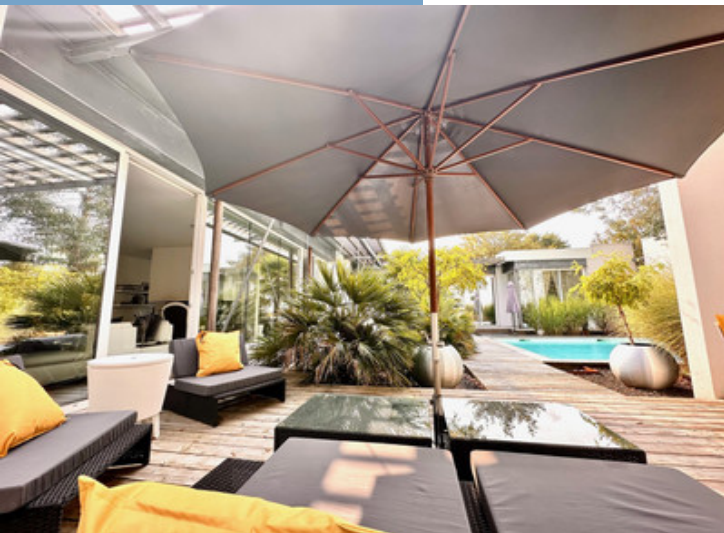


MAGNIFICENT ARCHITECT-DESIGNED HOUSE ON THE EDGE OF A FOREST

MAGNIFICENT
ARCHITECT-DESIGNED
HOUSE ON THE EDGE OF
A FOREST...



PROPERTY FACT FILE	
REFERENCE	A32236ARM33
PRICE	€ 1,464,000 £ 1,237,856* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	240 m ²
LAND	1300 m ²
TOWN	Le Taillan-Médoc
DEPARTMENT	Gironde
LOCATION	Close to golf course
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- a genuine architect's villa
- new condition, no work required
- close to amenities, transport, schools
- Bordeaux city centre 10km, airport 10km
- RT 2012 classified

MAGNIFICENT
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Ref : A32236ARM33

Exclusive.

A truly ultra-modern 240 m² architect-designed villa set in 1300 m² of landscaped grounds, with swimming pool and terraces.

With its three suites and an additional bedroom/office, the spaces have been designed to combine comfort and conviviality.

DESCRIPTIF

In a modern and elegant setting that combines nature and contemporary design, this true architect-designed villa offers high-end features and spans 240m². A dream design, focused on its intimate outdoor terraces in perfect harmony with the landscaped garden and the nearby forest, literally just steps away. This is a gem to visit quickly!

Aesthetic, yes, but also efficient! Built to RT2012 standards, all spaces in this single-story villa are spacious and well thought out:

- A large, bright living room opening onto a beautiful wooden terrace and a square 5x5 saltwater pool, which, together with the dining area, totals over 63m².
- An ultra-modern, fully equipped kitchen of 18m².
- A sleeping area with two large bedrooms (13m² each) with en-suite shower rooms of 13m² each,
- A master suite with a walk-in closet and private bathroom, totaling over 22m².
- An office (or 4th bedroom) of almost 12m².

Additional features:

- All sliding glass doors (SP510) offer full opening to the outdoors, allowing for a seamless indoor-outdoor living experience.
- The summer kitchen and outdoor utility room add a touch of practicality.
- The carefully designed 1300m² landscaped garden blends harmoniously with the surrounding forest, creating an atmosphere of peace and serenity!

An ideal location:

- Just 10 km from the center of Bordeaux and 10 km from the airport.
- Close to all amenities, transport, schools, and shops.
- Next to the golf course.

Information about risks to which t

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32236ARM33>

COMPLETE FILE AND PHOTO ON REQUEST

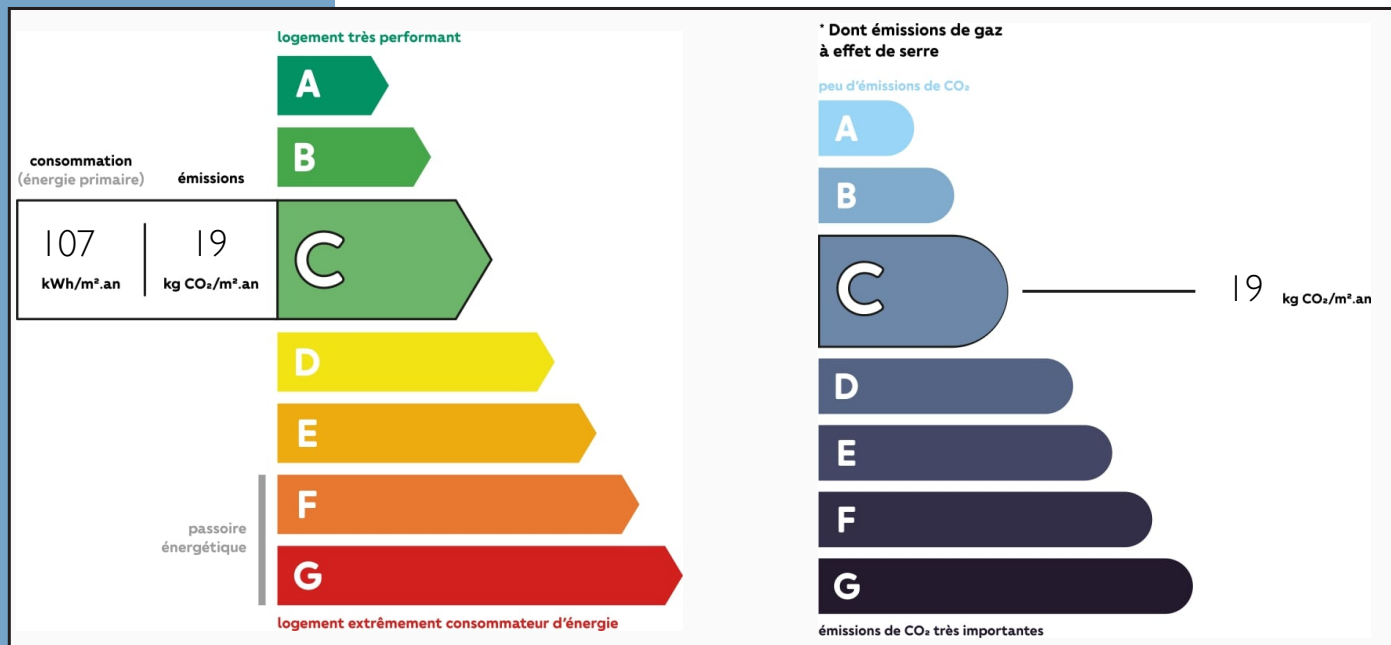


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A32236ARM33

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A32236ARM33
FILE COMPLETE
AND PHOTOS
ON REQUEST

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