



BETWEEN DESIGN AND NATURE:  
CONTEMPORARY ARCHITECT-DESIGNED VILLA  
AT THE GATEWAY TO THE FOREST



BETWEEN DESIGN AND  
NATURE:  
CONTEMPORARY  
ARCHITECT-DESIGNED  
VILLA AT THE GATEWAY  
TO THE FOREST...



PROPERTY FACT FILE	
REFERENCE	A32236ARM33
PRICE	€ 1,295,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 250 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	240 m <sup>2</sup>
LAND	1280 m <sup>2</sup>
TOWN	Le Taillan-Médoc
DEPARTMENT	
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

BETWEEN DESIGN AND  
NATURE:  
CONTEMPORARY  
ARCHITECT-DESIGNED  
VILLA AT THE GATEWAY  
TO THE FOREST...  
Ref : A32236ARM33

A truly ultra-modern 240 m<sup>2</sup> architect-designed villa set in 1300 m<sup>2</sup> 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. This cocoon of modernity and greenery enjoys absolute peace and

## DESCRIPTIF

In a modern and elegant setting that combines nature and contemporary design, this true architect-designed villa offers high-end features and spans 240m<sup>2</sup>. 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 63m<sup>2</sup>.
- An ultra-modern, fully equipped kitchen of 18m<sup>2</sup>.
- A sleeping area with two large bedrooms (13m<sup>2</sup> each) with en-suite shower rooms of 13m<sup>2</sup> each,
- A master suite with a walk-in closet and private bathroom, totaling over 22m<sup>2</sup>.
- An office (or 4th bedroom) of almost 12m<sup>2</sup>.

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 1300m<sup>2</sup> 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.

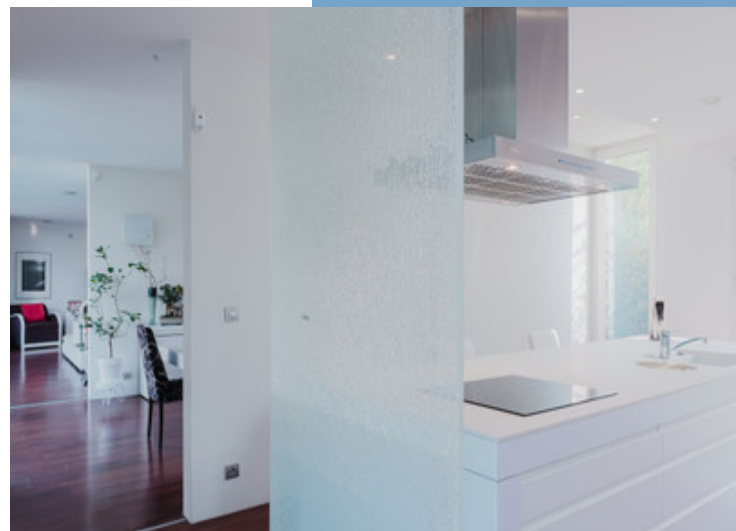
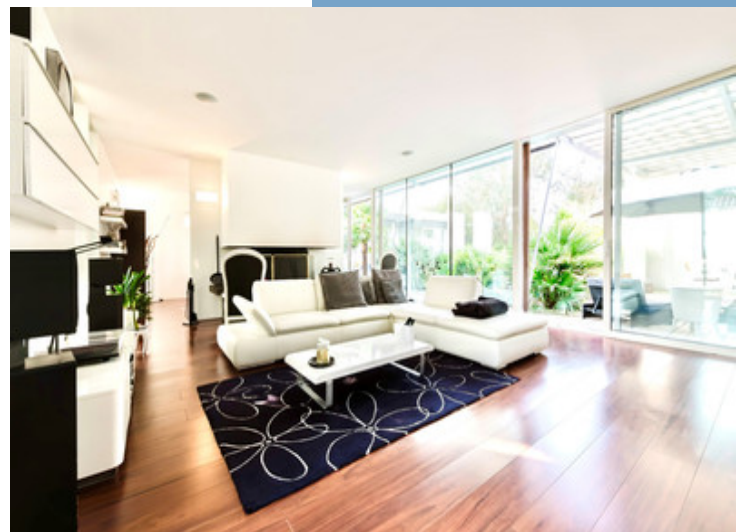
-----

Information about risks to which t

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

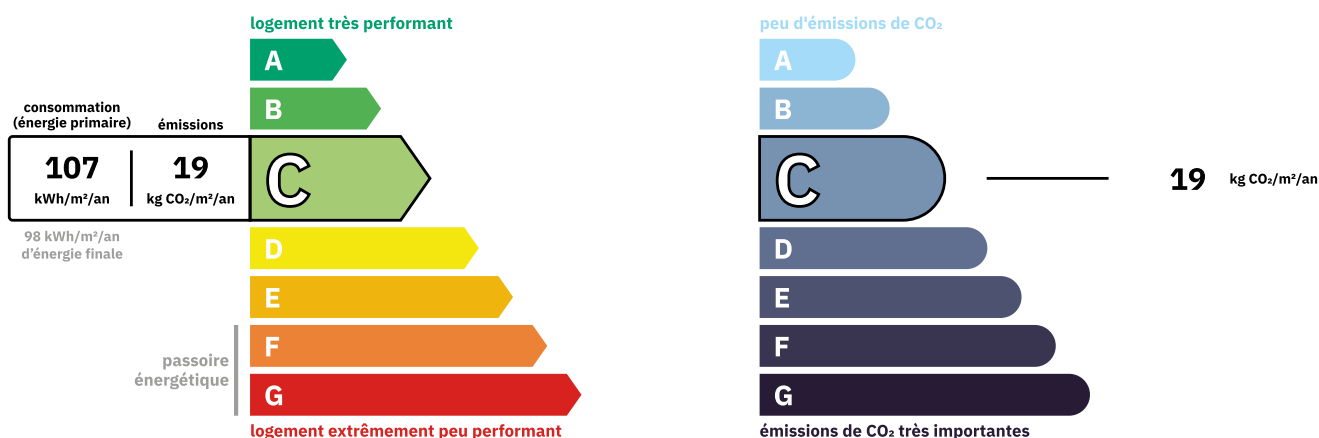
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

BETWEEN DESIGN AND  
NATURE: CONTEMPORARY  
ARCHITECT-DESIGNED VILLA  
AT THE GATEWAY TO THE  
FOREST...

Ref : A32236ARM33

## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 1810 € and 2520€ for 2023

## NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)