



10KM BORDEAUX CENTRE. BETWEEN DESIGN  
AND NATURE: 200M<sup>2</sup> CONTEMPORARY  
ARCHITECT-DESIGNED VILLA



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10KM BORDEAUX CENTRE.  
BETWEEN DESIGN AND  
NATURE: 200M<sup>2</sup>  
CONTEMPORARY  
ARCHITECT-DESIGNED  
VILLA...



PROPERTY FACT FILE	
REFERENCE	A32236ARM33
PRICE	€ 1,239,000 £ 0* <small>*agency fees included: 3 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	200 m <sup>2</sup>
LAND	1280 m <sup>2</sup>
TOWN	Bordeaux
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





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

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10km Bordeaux. A truly ultra-modern 200 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.

## DESCRIPTION

Only 30mn from Bordeaux centre. In a modern and elegant setting that combines nature and contemporary design, this true architect-designed villa offers high-end features and spans 200m<sup>2</sup>. Only 10km from Bordeaux.

This dreamy design, with its intimate outdoor terraces in perfect harmony with the carefully designed 1300m<sup>2</sup> landscaped garden, blends harmoniously with the trees of the surrounding forest - what an atmosphere of calm and serenity!

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>.

Last but not least:

- All sliding glass doors (SP510) offer full opening to the outdoors, allowing for a seamless indoor-outdoor living experience.
- Summer kitchen and outdoor storeroom total 40m<sup>2</sup> always convenient
- 30m<sup>2</sup> carport
- Additional unsheltered parking space of 136m<sup>2</sup>.

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.

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Information abo...

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

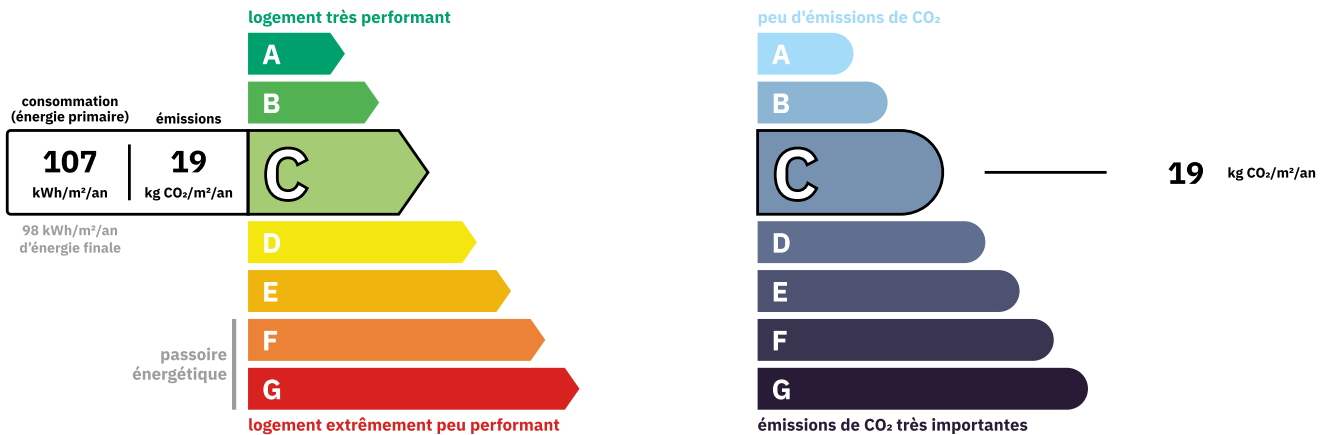
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## ENERGIE-DPE

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

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## CONTACT

Réf : A32236ARM33  
FILE COMPLETE  
AND PHOTOS  
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