



HOME TRANSFORMED BY ARCHITECT WITH GARDEN, POOL AND GARAGE

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PROPERTY FACT FILE	
REFERENCE	A34531SLI33
PRICE	€ 696,800 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (670 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	135 m²
LAND	239 m²
TOWN	Bègles
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



This 4-bedroom home, with garden, swimming pool and a 12m² garage was redesigned by an architect in 2016. Floor to ceiling windows connect the 65m² open living space to the garden. The 130m² garden complete with a heated swimming pool is both peaceful and private. The garage accessed from the house is perfect

DESCRIPTIF

This 4-bedroom home with 130m² garden was redesigned by an architect. Floor to ceiling windows between the living space and the garden enhance the sense of space, light and connection to nature. From blue mosaic tiles surrounding the insert fireplace to exposed concrete ceilings and wooden flooring, the audacious choices of materials and colours make this property feel resolutely modern and homely at the same time.

The 6m x 2.5m heated swimming pool was installed in 2021. Two different terraces offer the choice of dining in the sun or in the shade. An outdoor concrete sofa looking onto the pool is perfect for pre-dinner drinks. A lawn makes for a great play area or potential for a vegetable patch.

3 light bedrooms are distributed from a central hallway. Each bedroom has cupboard space and good ceiling height. A family bathroom as well as a separate shower room and WC are accessible from all bedrooms. A further bedroom with a WC and washbasin is set apart from the 3 main bedrooms in attic space and works well as a spare bedroom or as an office space.

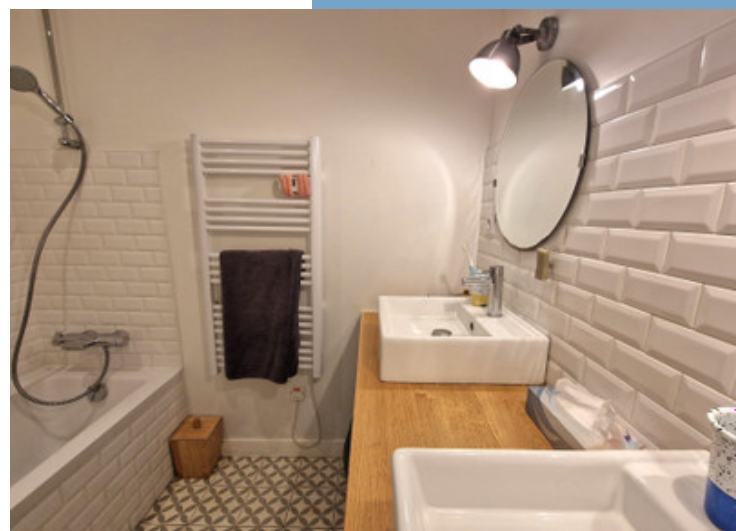
The garage accessed from the within the house could suit a small car or bicycles and is also currently used as a laundry room. The property offers 135m² of living space (127m² loi Boutin) plus the 12m² garage.

Schools and public transport are close by and Gare St Jean is only 2km away. The Barrière de Bègles has a cinema as well as restaurants and a fishmonger known throughout Bordeaux. There is a full range of quali

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3453 I SLI33>

COMPLETE FILE AND PHOTO ON REQUEST

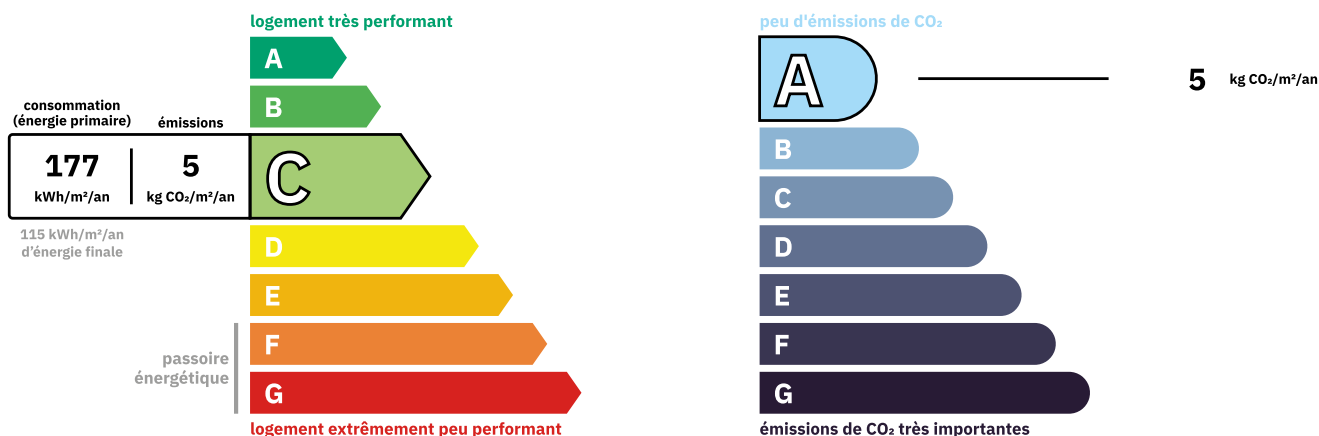


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A3453 ISLI33

ENERGIE-DPE



Property **Moderately efficient**
Estimated annual energy costs
between 1410 € and 1950€ for 2023

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CONTACT

Réf : A3453 ISLI33
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AND PHOTOS
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