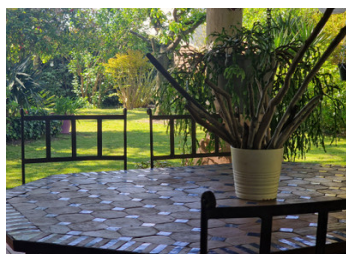


4 bed single level house, enchanting garden with pool



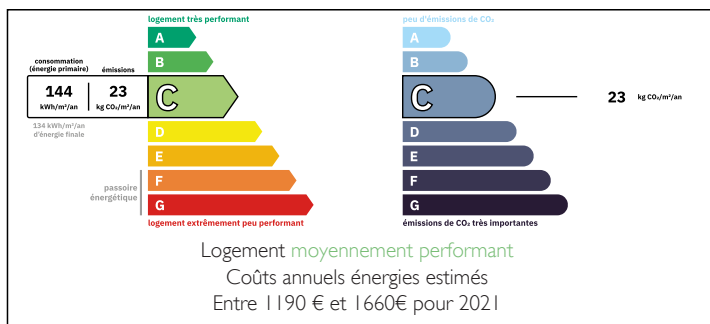
INFORMATION

Town:	Ludon-Médoc
Department:	Gironde
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	900 m2

IN BRIEF

This detached, 4 bedroom, single level property is set on a very quiet plot of 900m². The garden has been lovingly transformed into an oasis of tranquility. A range of trees and shrubs provide the backdrop to alfresco dining areas and a heated swimming pool. A 51m² living and dining area, a garage and a carport make this a very functional property easily accessible to central Bordeaux by train, car or Tram.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1284 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

If you are looking for ground floor living with an exceptionally well maintained garden in a calm location close to Bordeaux, this could be your home.

The 51m² living and dining room has sliding doors on both East and West sides of the house facilitating inside / outside living. With 4 bedrooms and 2 bathrooms, this property works well as a family home with the 4th bedroom used as an office or guest bedroom. Gas heating is complemented by a wood burner in the living room. The garage, with access to the kitchen, has a mezzanine storage space. A wood shed as well as the carport with space for 2 cars provide ample outside covered storage.

This property is located in a quiet residential area that is family orientated. A nature reserve, perfect for dog walking is a few minutes walk. A large supermarket and cinema are 3 kms from the house. Bordeaux is easily reached by car in 30 mins. The Tram C at Blanquefort is 9km from the house and the train from Ludon Médoc to the Gare St Jean in Bordeaux takes 32 minutes.

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