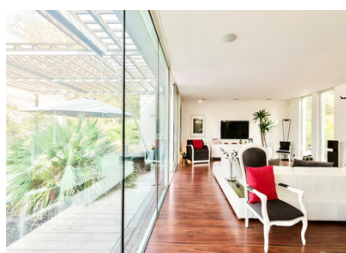
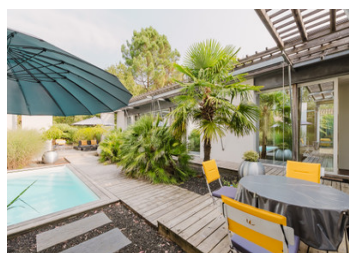


10km Bordeaux centre. Between design and nature: 240m² contemporary architect-designed villa



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	3
Floor:	200 m ²
Plot Size:	1280 m ²

IN BRIEF

10km Bordeaux. 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.

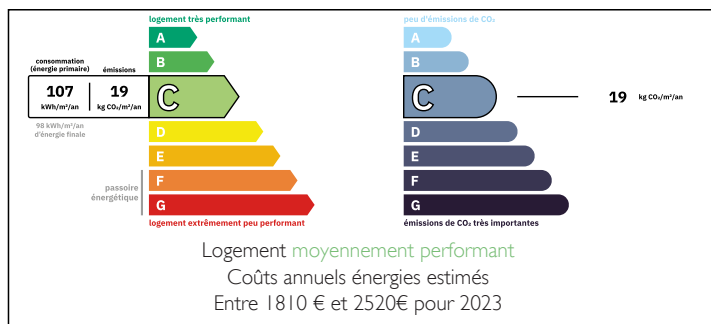
This cocoon of modernity and greenery enjoys absolute peace and quiet on the edge of a forest, just 10km from the centre of Bordeaux.

As attractive as it is efficient, with its RT2012 classification, this property offers you an exceptional living environment, where nature and modernity meet.

It's like being in the country, yet in the city - a nugget you'll want to visit soon!

Its plus points: its immaculate condition, its 1300 m² landscaped garden, its location on the edge of a forest and just 10 km from the centre of Bordeaux, so you can enjoy all the benefits of the countryside...

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:	3500 EUR
Taxe habitation:	EUR

NOTES

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 240m². Only 10km from Bordeaux.

This dreamy design, with its intimate outdoor terraces in perfect harmony with the carefully designed 1300m² 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 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.

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 40m² always convenient
- 30m² carport
- Additional unsheltered parking space of 136m².

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 this property is