

EXCLUSIVE: Beautiful contemporary home with 3 bedrooms, office, garage, and garden – Pugnac



EXCLUSIVE

INFORMATION

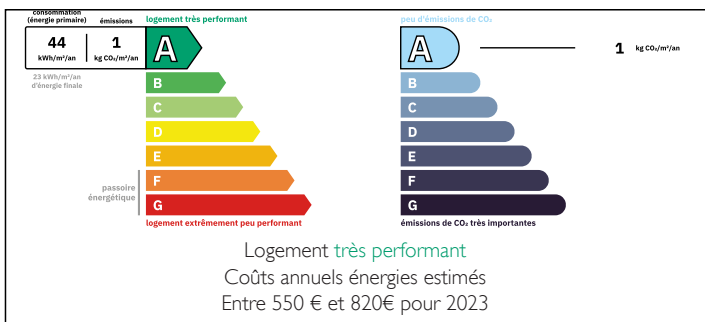
Town:	Pugnac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	944 m ²

IN BRIEF

Contemporary house located in Pugnac, offering a pleasant living environment close to shops and with quick access to Bordeaux. It features a sleeping area with three bedrooms (including a master suite with a private shower room), an office that can be used as a fourth bedroom, as well as a second shower room. The bright living space of over 48 m² includes a modern, fully equipped kitchen with an adjoining pantry. The property also benefits from a garage, a terrace, and an enclosed 944 m² plot. A functional and highly sought-after family home.

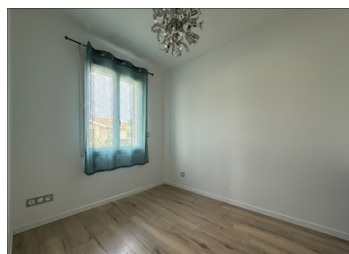
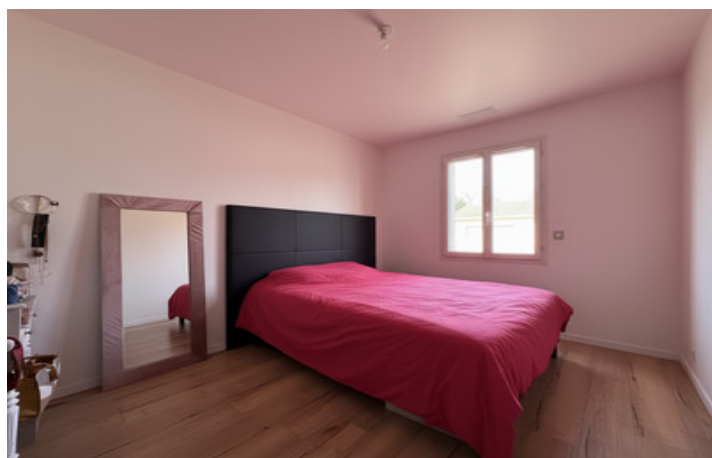


ENERGY - DPE



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.



DESCRIPTION

EXCLUSIVE – Superb contemporary home located in the heart of Pugnac, a sought-after town known for its pleasant lifestyle, local shops, services, and quick access to Bordeaux.

Designed for comfort and functionality, the property features a well-defined sleeping area with three spacious bedrooms, all with built-in closets, including a master suite with a private shower room. It also offers an office, ideal for remote work or as a fourth bedroom depending on your needs.

From the moment you enter, you will be charmed by the bright and spacious living area of over 48 m², featuring a fully fitted and equipped modern kitchen, extended by an adjoining pantry. A second shower room completes the sleeping area.

An attached garage and a terrace overlooking a enclosed plot of 944 m² enhance this welcoming and family-friendly home.

A highly sought-after property in Pugnac – not to be missed!

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

LOCAL TAXES

Taxe foncière: 933 EUR

Taxe habitation: EUR

NOTES