

Contemporary Home with Breathtaking Views and Potential for Independent Accommodation



INFORMATION

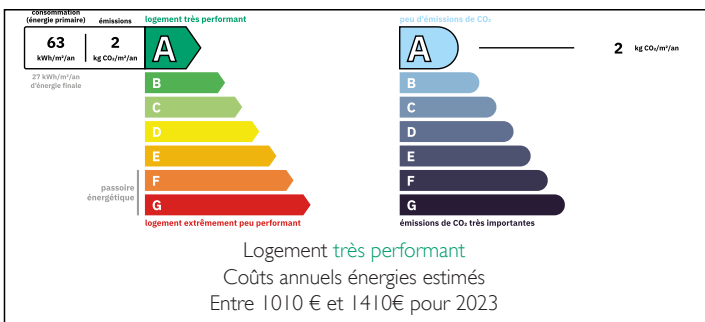
Town:	Saint-Genès-de-Lombaud
Department:	Gironde
Bed:	6
Bath:	3
Floor:	300 m2
Plot Size:	0 m2

IN BRIEF

Just a few minutes from the centre of Créon and 3 km from local schools, this prestigious villa offers approximately 300 m² of living space in a peaceful setting, with no overlooking neighbours and panoramic countryside views. South-facing, it features a bright and spacious living area with a fully fitted kitchen and central island, opening onto a covered terrace. The main level includes a master suite with dressing room and shower room, three further bedrooms, a bathroom, utility room and separate WC. On the garden level, a fifth bedroom, office, shower room, second WC, 40 m² workshop and insulated 70 m² garage offer excellent flexibility. Outside, the enclosed 4,700 m² garden includes a large terrace with summer kitchen and a heated 8 x 4 m saltwater infinity pool. Energy rating A, heat pump, underfloor heating, reversible air conditioning,...



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

Contemporary A-Rated Villa with Heated Swimming Pool, Potential Independent Apartment and Panoramic Views

Located close to the centre of Créon and only 3 km from primary schools, secondary schools and the local lycée, this contemporary property offers approximately 300 m² of total floor space in a peaceful, green setting.

South-facing, it enjoys panoramic countryside views, a fully enclosed 4,700 m² garden with no overlooking neighbours, and extensive outdoor areas arranged around the terraces and swimming pool.

High-quality technical features

The property offers excellent energy efficiency, with an A-rated Energy Performance Certificate.

Thermal comfort is provided by:

- a heat pump;
- underfloor heating;
- reversible air conditioning;
- a central vacuum system.

The property also benefits from a range of comfort and security features:

- electric entrance gate;
- tarmac driveway;
- alarm system;
- CCTV cameras;
- fully enclosed garden;
- a 1,755 m² jointly owned access road.

Accommodation arranged over two levels

The house is arranged around a main level offering predominantly single-storey living, together with a garden level providing additional versatile space and the potential to create an independent apartment.

LOCAL TAXES

Taxe foncière: 1722 EUR

NOTES