

Modern 3 bed house 20km from Bordeaux

EXCLUSIVE



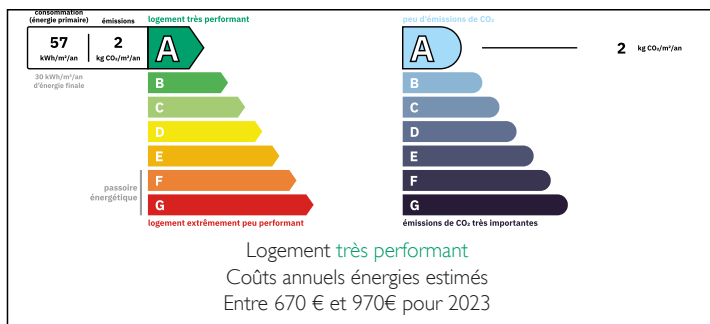
INFORMATION

Town:	Sadirac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	553 m2

IN BRIEF

Sadirac (33670), in the Créonnais area some twenty kilometres from Bordeaux, in a quiet setting, right next to a primary school and a small grocery shop. Recently built house completed at the end of 2022, offering 116 sqm of living space, set on a 553 sqm enclosed plot with an electric gate, with air conditioning on the ground floor. The ground floor comprises a generous living/dining room, a kitchen, a utility room, an entrance hall and a separate WC. The first floor offers three bedrooms, including a master suite with a private shower room and dressing room, together with an independent shower room and a WC. Comfort features include a thermodynamic hot water cylinder, electric roller shutters with home automation, electric heating in the bedrooms and a compliant mains sewer connection. A garden shed completes the outdoor space....

ENERGY - DPE



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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

Located in Sadirac (33670), a commune in the Entre-deux-Mers area known for its pottery-making heritage and lively village life, around twenty minutes from Bordeaux, this house completed at the end of 2022 stands out for its recent, well-thought-out layout. Set on chemin de Farizeau in a quiet setting, it benefits from being right next to a primary school and a small grocery shop, and offers 116 sqm of living space on a 553 sqm enclosed plot, designed with family comfort in mind.

Ground floor

The 2.70 sqm entrance hall leads through to a generous 42 sqm living/dining room, the true heart of the home, bright and well suited to both everyday living and entertaining; this level benefits from air conditioning for year-round comfort. The 10 sqm kitchen adjoins this living space and could be arranged as open-plan or semi-open, depending on preference. A 4 sqm utility room provides valuable storage for appliances and household supplies, while a separate WC on this level adds everyday convenience.

First floor

The first floor accommodates three good-sized bedrooms. The largest, at 11.90 sqm, has been fitted out as a master suite, with its own 6.38 sqm shower room and a 5.36 sqm dressing room, creating a private, comfortable space. The other two bedrooms, each 11.04 sqm, would suit children's rooms or a guest room. This floor also has an independent 5.07 sqm shower room for shared use, along with a 1.80 sqm WC. This level is electrically heated and does not have...

LOCAL TAXES

Taxe foncière: 1347 EUR

NOTES