



Architect Villa

SAUCATS (33)

699 000 €

232 m²

6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Architect's House in the Heart of Nature in Saucats Do you dream of living in a haven of peace on the edge of the forest while enjoying the amenities of the city? This magnificent architect-designed house is the address you need! Ideally located, this property offers you enviable proximity to Bordeaux and the Arcachon Bay. This house is a very beautiful architectural achievement where every detail has been carefully thought out, in particular the comfortable circulation between rooms. The bright, spacious 91 m² living room is ideal for welcoming family and friends in an elegant and comfortable setting. Enjoy a master suite for more privacy, as well as two bedrooms, with adjoining bathroom. Wine lovers will appreciate the well-appointed wine cellar, while the preserves reserve will allow you to store your precious provisions. The double garage in the house, already transformed into a living space, can still be arranged according to your tastes. A solid 110 m² annex will accommodate all your vehicles safely, and offers a versatile space that can be adapted to your needs. This house in a magnificent 9000 m² park on the edge of the woods (6,500 of which are fenced) is much more than a simple residence, it is a place where modern comfort blends harmoniously into the surrounding nature. Treat yourself to the privilege of living in a unique setting. Virtual tour on request Agency fees are the responsibility of the buyer, i.e. 3.10% including tax of the price excluding fees.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!

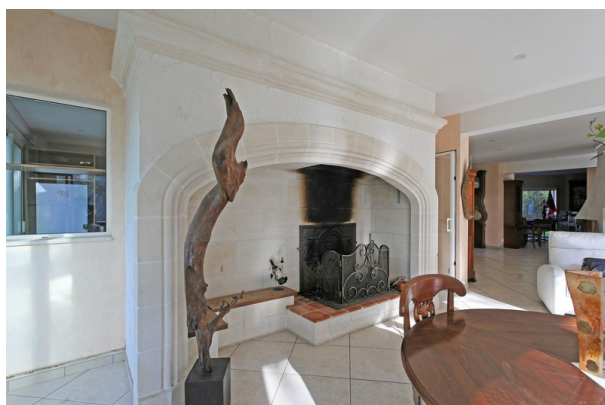
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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 834523

Property type Architect Villa

Year of construction 1997

Exposure TRAVERSANT E-W

View Vue sur Forêt, sur Jardin

SURFACES

Living space 232 m²

Living room surface 92 m²

Land surface 9000 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 3

Number of bathrooms 1

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 86

GES 20

APPENDIX

Parking extérieur

Parking space 2

Garage 2

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée

Interpcom Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle