



House

VILLENAVE D'ORNON (33)

554 000 €*
554 000 €

* Agency fees to be paid by the seller



128 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVE: Charming Arcachonnaise from the 1920s in Villenave-d'Ornon. Discover this splendid 6-room house, including 4 bedrooms, offering a perfect blend of old-world charm and modernity. On your arrival, let yourself be seduced by the green reception garden, complete with a space dedicated to your aromatic plants. Once inside, you will be welcomed by a large, bright living room of 50m², including an open kitchen and giving access to a practical cellar and the rear garden. On the ground floor, the main bedrooms, spacious and bright, also open onto the garden and have an adjoining bathroom with walk-in shower, as well as a separate toilet. One of the two is in the form of an independent outbuilding of 17m² and offers multiple possibilities: consultation space, office, gym or bedroom: the choice is yours. Upstairs, a mezzanine serving as an office serves two large bedrooms as well as a bright bathroom with WC and a laundry area. The garden also houses a drilled well, ideal for installing an automatic watering system and easy maintenance of your green spaces. The recent renovation, carried out with care and quality materials, highlights the charm of this residence. Located in the peaceful St Bris district, this Arcachonnaise is close to shops and schools, offering an ideal living environment for the whole family. Land of 250m², property tax of €1459. Don't wait to come and meet him... is your phone within reach? Virtual tour available on request. Fees are the responsibility of the seller. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://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!



Stéphane CANU

**VILLENAVE-D'ORNON
(33140)**

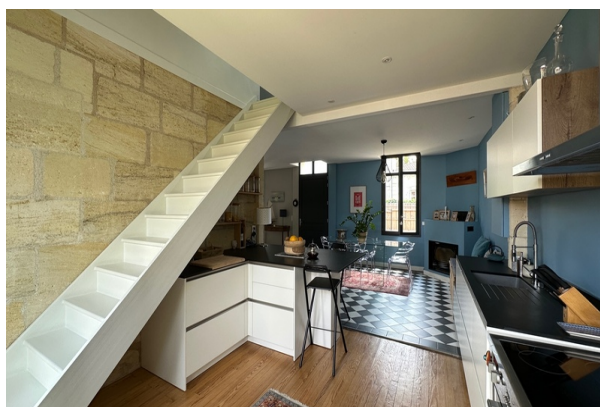
Agent

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Courts service city :
BORDEAUX

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 851690
Property type House
Year of construction 1920
Exposure TRAVERSANT
View Vue sur Jardin

SURFACES

Living space 128 m²
Living room surface 51 m²
Land surface 247 m²

COMPOSITION

Number of rooms 6
Number of bedrooms 4
Toilets count 2
Washrooms 2

DPE/GES

DPE 161
GES 5

APPENDIX

Parking extérieur
Parking space 2
Cellar 1
Videophone Non

SERVICES

Heater électricité économique
Kitchen américaine



CAPIFRANCE
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SAS au capital de 100.000 euros

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