



BETWEEN DESIGN AND NATURE:  
CONTEMPORARY ARCHITECT-DESIGNED VILLA  
AT THE GATEWAY TO THE FOREST

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ARCHITECT-DESIGNED  
VILLA AT THE GATEWAY  
TO THE FOREST...



| PROPERTY FACT FILE                                                              |                                                                                                                                      |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A32236ARM33                                                                                                                          |
| PRICE                                                                           | € 1,295,000<br>£ 0*<br><small>*agency fees included: 4 % TTC<br/>to be paid by the buyer<br/>(1 250 000 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 4                                                                                                                                    |
| BATHROOM                                                                        | 3                                                                                                                                    |
| ACCOMMODATION                                                                   | 240 m²                                                                                                                               |
| LAND                                                                            | 1280 m²                                                                                                                              |
| TOWN                                                                            | Le Taillan-Médoc                                                                                                                     |
| DEPARTMENT                                                                      |                                                                                                                                      |
| LOCATION                                                                        | Close to golf course                                                                                                                 |
| TYPE                                                                            | Maison, Villa, Family Home                                                                                                           |
| CONDITION                                                                       |                                                                                                                                      |
| FEATURES                                                                        | Swimming Pool, Mains Drains,<br>Private parking                                                                                      |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                      |



- a genuine architect's villa
- new condition, no work required
- close to amenities, transport, schools
- Bordeaux city centre 10km, airport 10km
- RT 2012 classified

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A truly ultra-modern 240 m<sup>2</sup> architect-designed villa set in 1300 m<sup>2</sup> of landscaped grounds, with swimming pool and terraces. With its three suites and an additional bedroom/office, the spaces have been designed to combine comfort and conviviality. This cocoon of modernity and greenery enjoys absolute peace and

## DESCRIPTIF

In a modern and elegant setting that combines nature and contemporary design, this true architect-designed villa offers high-end features and spans 240m<sup>2</sup>. A dream design, focused on its intimate outdoor terraces in perfect harmony with the landscaped garden and the nearby forest, literally just steps away. This is a gem to visit quickly!

Aesthetic, yes, but also efficient! Built to RT2012 standards, all spaces in this single-story villa are spacious and well thought out:

- A large, bright living room opening onto a beautiful wooden terrace and a square 5x5 saltwater pool, which, together with the dining area, totals over 63m<sup>2</sup>.
- An ultra-modern, fully equipped kitchen of 18m<sup>2</sup>.
- A sleeping area with two large bedrooms (13m<sup>2</sup> each) with en-suite shower rooms of 13m<sup>2</sup> each,
- A master suite with a walk-in closet and private bathroom, totaling over 22m<sup>2</sup>.
- An office (or 4th bedroom) of almost 12m<sup>2</sup>.

Additional features:

- All sliding glass doors (SP510) offer full opening to the outdoors, allowing for a seamless indoor-outdoor living experience.
- The summer kitchen and outdoor utility room add a touch of practicality.
- The carefully designed 1300m<sup>2</sup> landscaped garden blends harmoniously with the surrounding forest, creating an atmosphere of peace and serenity!

An ideal location:

- Just 10 km from the center of Bordeaux and 10 km from the airport.
- Close to all amenities, transport, schools, and shops.
- Next to the golf course.

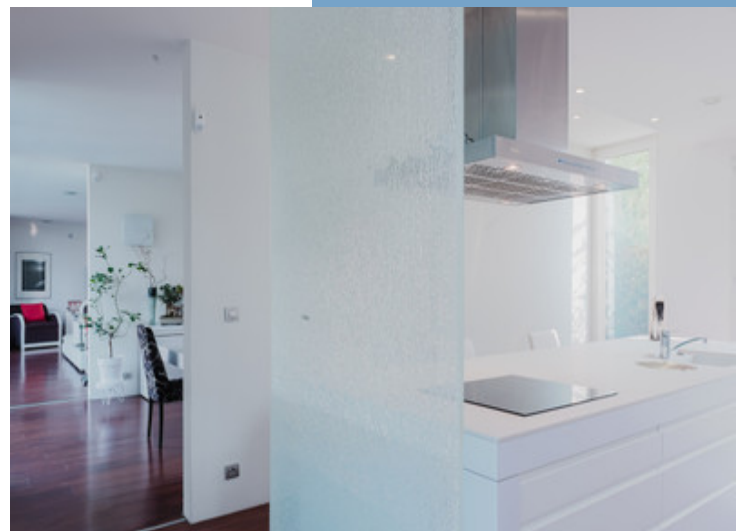
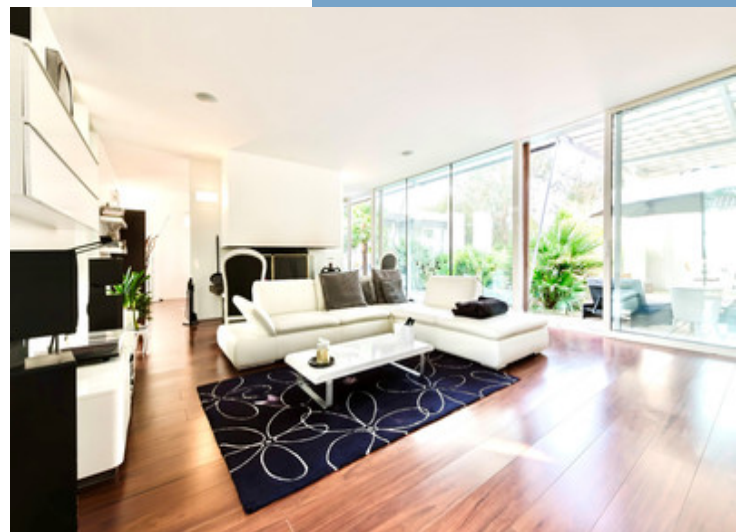
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Information about risks to which t

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32236ARM33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

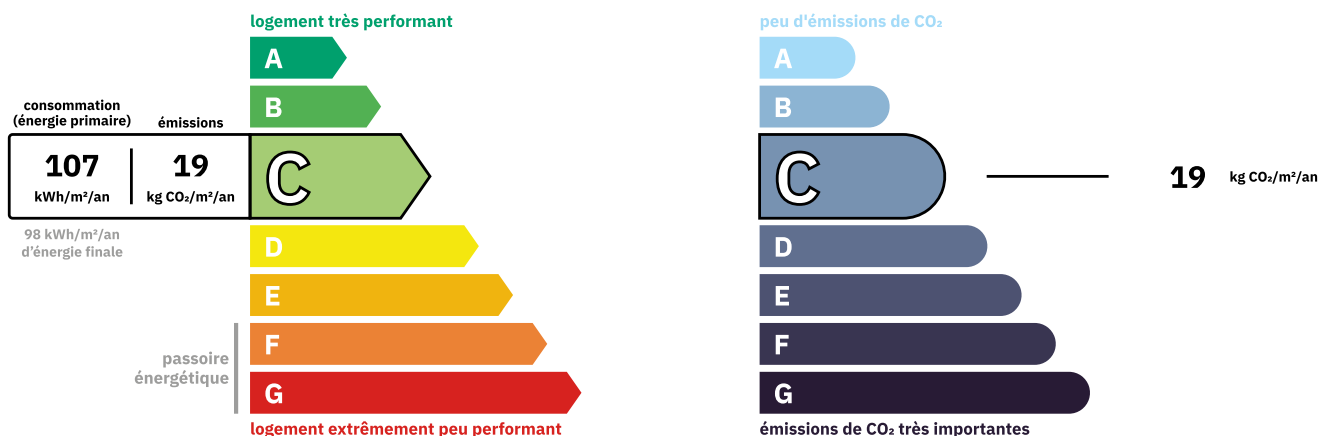
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## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 1810 € and 2520€ for 2023

## NOTICE

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## CONTACT

Réf : A32236ARM33  
FILE COMPLETE  
AND PHOTOS  
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