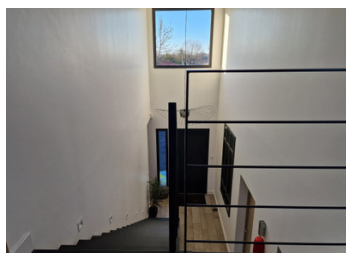
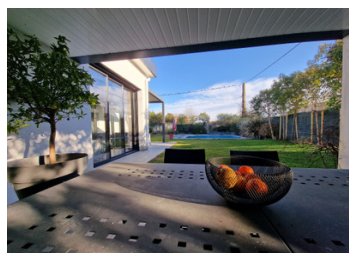
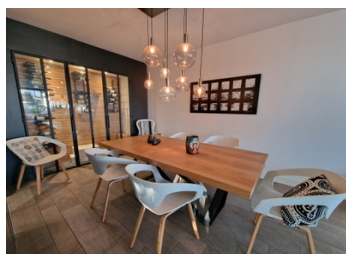


Architect-designed house in quiet location



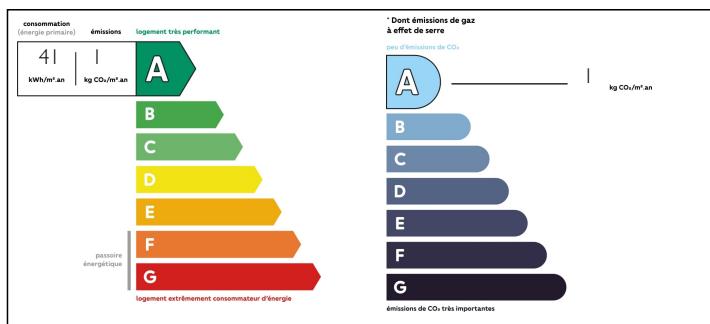
INFORMATION

Town:	Saint-Médard-en-Jalles
Department:	Gironde
Bed:	4
Bath:	4
Floor:	238 m2
Plot Size:	1001 m2

IN BRIEF

This generous architect-designed family home offers inside-outside living in a quiet location easily accessible to Bordeaux and Merignac airport. Qualitative finishings are to be found throughout this property which features 4 ensuite bedrooms, including 2 on the ground floor. The Eastern wing, overlooking the swimming pool, houses the parental suite complete with dressing room, bathroom and toilet. The bright 52m² living room overlooks the landscaped garden and heated pool. The 1000m² plot has no overlook and features a garage, carport and parking for several cars. Whilst this property is extremely functional you will have the impression that you are on holiday all year round.

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.



LOCAL TAXES

Taxe foncière: 2881 EUR

NOTES

DESCRIPTION

This well designed, functional home offers large volumes and quality finishings. With two ground floor en-suite bedrooms, this property also offers ground floor living. The extensive ground floor has a 52m² double living room with floor to ceiling windows overlooking the garden and pool. A cosy 14m² dining room is an extension of the living room and has a temperature controlled wine cellar across a full wall. The 20m² fully equipped kitchen, including 2 ovens and an island-diner, opens onto a terrace equipped for summer BBQs. The kitchen connects to a pantry and to the garage. The parental wing of the house overlooks the swimming pool and includes a sizeable dressing room as well as shower room and toilet. A guest bedroom with ensuite shower room, laundry room, office and toilet completes the ground floor. The 2nd floor features two ensuite bedrooms both measuring 25m².

The DPE rating for this property is A. Aero-thermal underfloor heating and cooling benefits the entire house. The 6,5m x 6m swimming pool is heated. The garden is landscaped and has no overlook. There is car parking for several cars plus a garage.

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