

Immaculate recently built 4 bedroom architect house with pool and jacuzzi. High quality materials. In small quiet hamlet 5 minutes from Bourg



INFORMATION

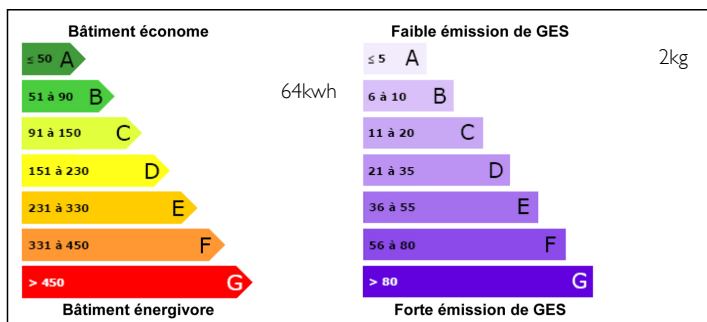
Town:	BOURG
Department:	Gironde
Bed:	4
Bath:	2
Floor:	284 m ²
Plot Size:	2573 m ²



IN BRIEF

Striking modern property close to small village, around 15 minutes north of St André de Cubzac. Large open plan living / dining area with contemporary fitted kitchen, 4 bedrooms, 2 bathrooms, mezzanine (office/playroom). Large garage, fabulous swimming pool and terrace with jacuzzi, bbq area and gym room. Around 2500m² enclosed garden with electric gated entrance.

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.



DESCRIPTION

This is a large modern property built to a high spec less than 10 years ago, in a quiet hamlet close to a small village around a 5 minute drive from Bourg. With around 280m² living space, the house has a large open plan living / dining area with modern fitted kitchen, totalling over 100m², with doors leading to the beautiful terrace and pool to the rear of the property. There are 4 bedrooms, all on the ground floor, the largest of which is a master suite (28m²)

with its own large bathroom. There are 3 other good sized bedrooms (all around 15m²) plus a dressing room 20m² and a further large bathroom over 9m². Stairs from the lounge lead to a mezzanine (ideal office or play room) around 40m² with access to the terrace balcony.

Very good quality fixtures and fittings have been used in this architect designed property. Double glazing throughout, under floor heating (heat pump) plus a modern pyramid shaped wood burner in the living room, mains drainage.

Outside the land totals around 2500m² with electric gate, large driveway, remote monitoring, large garage. The beautiful salt water 10x5m pool has a new liner, and there is also a jacuzzi, gym room 37m² (could be an ideal summer kitchen) and covered bbq area.

Less than 5 minutes from amenities and around 35 minutes to the outskirts of Bordeaux.

LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES