

4 bedroom villa in Nansouty. Private and quiet 60m² terrace



INFORMATION

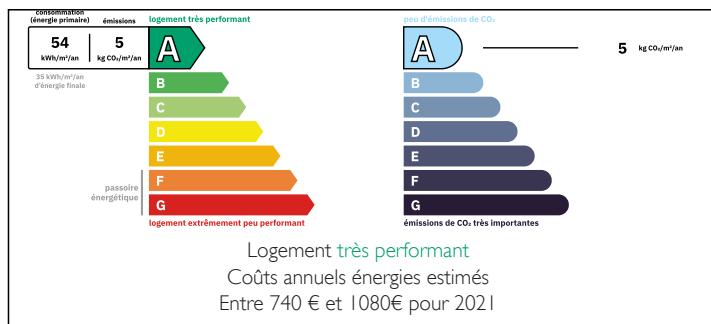
Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	3
Floor:	174 m ²
Plot Size:	60 m ²



IN BRIEF

A very well appointed villa in a small residence in sought after Nansouty. The 4 bedrooms include a ground floor master ensuite and you will find 2 additional bathrooms on the 1st floor. This property built in 2021, opens onto a 60m² private terrace with no overlook. The villa offers air conditioning as well as gas central heating and has an A energy rating.

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: 2875 EUR

NOTES

DESCRIPTION

Located at the end of a small 2021 development in Nansouty with 14 residential units, this villa is extremely quiet and private. The 174m² of living space (plus 24m² additional attic space in 2 of the bedrooms) is split across the ground and first floors. The property has secured car and bicycle parking.

The ground floor has a 14m² entrance hall with storage space that leads into the 53m² open plan living space. The living room has views onto the 60m² terrace that runs the length of the property. Sliding doors open onto flower beds, dining areas as well as a Japanese fish pond. The terrace is quiet and private with no overlook. The custom designed kitchen has a an island with a breakfast bar. A 10m² laundry room also opens directly onto the terrace. The master bedroom with an ensuite shower room is also to be found on the ground floor. Sliding doors open directly from the master bedroom onto the terrace. A wc is also to be found on the ground floor.

The first floor offers 3 further bedrooms. A 24m² bedroom has an ensuite shower room plus an additional 11m² of 'attic' living space. A similar layout is found on the opposite side of the first floor with a 19m² bedroom plus 11m² of additional 'attic' space. The 3rd bedroom in the center of the 1st floor measures 14m² and benefits from a high ceiling. A separate wc and bathroom with a bath...