

## Exceptional house with swimming pool, water well and numerous high-end amenities



## INFORMATION

Town:	Gradignan
Department:	Gironde
Bed:	4
Bath:	3
Floor:	220 m <sup>2</sup>
Plot Size:	1580 m <sup>2</sup>

## IN BRIEF

Exceptional House – Gradignan (33170)

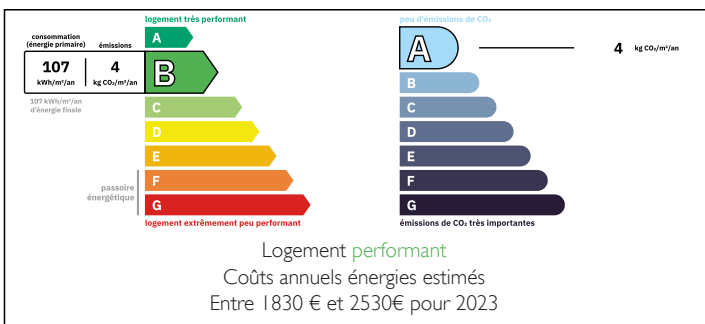
220 m<sup>2</sup> of living space – 1,580 m<sup>2</sup> plot – 200 m<sup>2</sup> outbuildings – Swimming pool

Located in a sought-after residential area, this superb property combines space, comfort, and modern amenities. Nestled in the heart of a vast landscaped plot of 1,580 m<sup>2</sup>, it offers a serene and elegant living environment, ideal for families or those who appreciate refined living.

The main living area features a bright, cathedral-ceilinged living room with a closed fireplace, opening onto a conservatory and a 350 m<sup>2</sup> terrace.

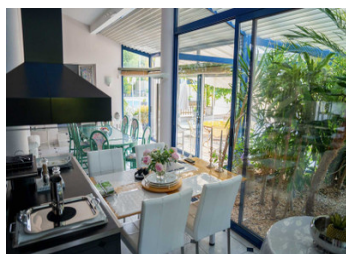
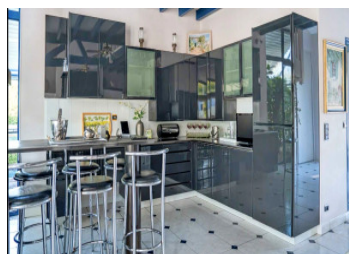
The modern, fully equipped main kitchen opens onto the living room, while a second, separate kitchen completes the layout.

## 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

Exceptional House – Gradignan (33170)

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The modern, fully equipped main kitchen opens onto the living room, while a second, separate kitchen completes the layout.

The sleeping quarters include four spacious bedrooms, including a master suite with a jacuzzi, perfect for moments of relaxation.

Two bathrooms, a large mezzanine, and two utility rooms enhance the comfort of this home.

The amenities are top-notch: underfloor heating, air conditioning, etc.

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

## LOCAL TAXES

Taxe foncière: **2476 EUR**

## NOTES