

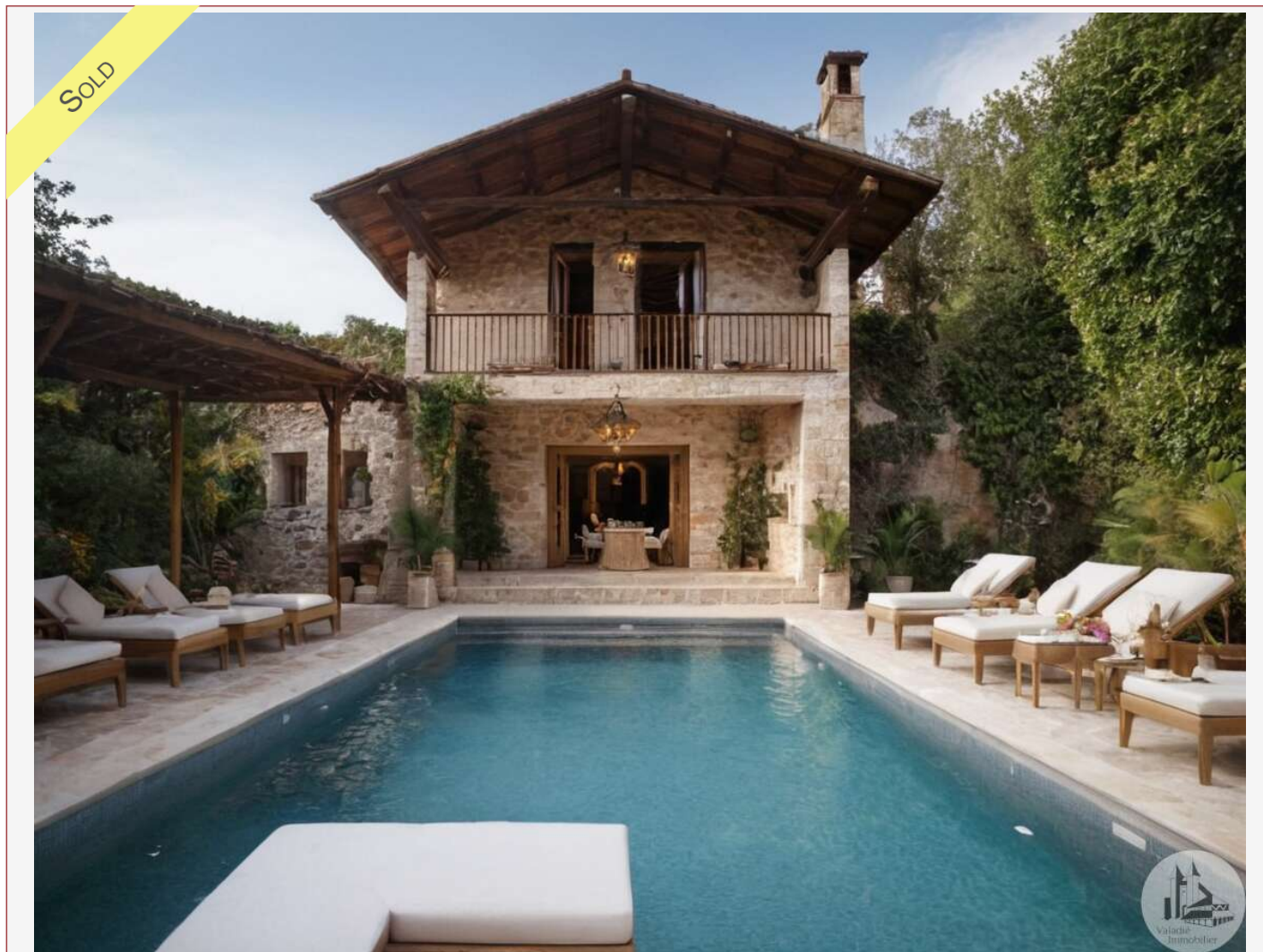


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4864

• House - Le Bouscat •



DETAILS

Land surface: 1500 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Everything in the sewer

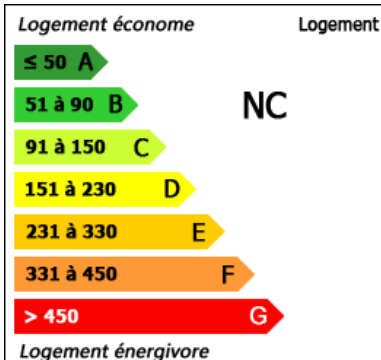
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1950



Located in the highly sought-after area of Le Bouscat, this rare 220 m² property boasts luxurious amenities, four bedrooms, a swimming pool, and a 1,500 m² landscaped garden. A secret address for an exceptional life.

220 m² living

1 500 m²

- Bordeaux -
10 rue parlement St Catherine
33000 Bordeaux
Tel : 05 56 44 16 62
bordeaux@valadie-immobilier.com

Price fees included
2 075 000 €

Agency fees: 3,8 % VAT included*
Price without fees: 2 000 000 €

*The agency fees are entirely at the cost of the purchaser



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• Description ref n°4864 •

Located in one of the most sought-after neighborhoods of the Bordeaux metropolitan area, this 220 m² character villa embodies elegance and refinement. Set on a 1,500 m² wooded plot, it offers high-end amenities in an intimate, lush setting.

From the entrance, the noble materials and clean lines set the tone: marble, solid wood, integrated lighting, and high-quality finishes. The ground floor features an ultra-contemporary kitchen with a central island, a vast living room bathed in light, and a dining area opening onto the exterior.

The villa has four bedrooms, including a sumptuous master suite with a designer bathroom, custom-made dressing room, and direct access to the garden. The living areas are arranged around large bay windows overlooking an elegant swimming pool and natural stone terraces.

Outside, the Mediterranean garden invites you to relax: lush vegetation, lounge areas, a tree-lined patio, and a pool house... An atmosphere worthy of the finest properties in the South.

A rare property on the market, requiring no renovations, offering comfort, privacy, and an exceptional lifestyle.

