

€ 535 000

**Buying demeure de prestige**

**5 rooms**

**Surface : 126 m<sup>2</sup>**

**Surface of the living : 55 m<sup>2</sup>**

**Surface of the land : 2354 m<sup>2</sup>**

**Exposition : Est ouest**

**View : Dégagée**

**Inner condition : excellent**

**External condition : Neuf**

**Couverture : tiles**

**Amenities :**

pool, Pool house, Bedroom on ground floor, double glazing, Automatic gate, calm

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

7 parkings

**Fees and charges :**

535 000 € agency fees 3,74% à the responsibility of the buyer included



**Demeure de prestige Lesparre-Médoc**

Come and discover this exceptional property, four minutes from the Lesparre clinic, with main house, two outbuildings and heated swimming pool. Discover this magnificent property located in a peaceful and sought-after residential area, ideal for those looking to combine comfort, modernity and a pleasant living environment. This house, carefully maintained and decorated with two outbuildings, offers superb services. Main house (approx. 126m<sup>2</sup>) : Fitted and equipped kitchen: Enjoy a modern kitchen with quality equipment, opening onto a large, bright living room. Three bedrooms: Two bedrooms have built-in wardrobes, and the master suite has a private bathroom. Spa bathroom: Relax in a bathroom equipped with a spa bathtub with radio and color effects. Clearance: Additional storage spaces. Separate wall-hung WC: Convenience and modernity. Covered and tiled terrace: Pleasant outdoor space to enjoy moments of relaxation in the open air. Heating : Heat pump and reversible air conditioning for optimal comfort in all seasons. Frames : Black double-glazed aluminum windows with electric roller shutters Alarm: camera. Flooring: Uniform tiling throughout the house. Outbuilding 1 (approximately 50m<sup>2</sup>) : Fitted and equipped kitchen: Practical and open to the living room with a large cupboard. Shower room with WC: Equipped with a programmable double drain water heater for greater comfort. Heating: Electric heating system. Frames: Black double-glazed aluminum windows with electric roller shutters. Covered terrace: Insulated ceiling and tiled floor for a protected outdoor space. Outdoor toilets: Convenient for accessing the pool. Outbuilding 2 (approximately 50m<sup>2</sup>): Garage: Spacious garage with double electric door, offering the possibility of being fitted out according to your needs. Technical room: Housing the swimming pool filtration sys...

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...tem installed in 2023. Pool : Chlorine-heated swimming pool: Generous dimensions of 10 x 5 x 1.70 m for peaceful swimming moments. Solar shower: For more comfort before and after swimming. Exterior: Garden: Beautifully landscaped with palm trees, shrubs and olive trees. Sanitation: Compliant microstation. Electric gate: Safety and practicality. The land, in the absence of a public sanitation network, is equipped with an individual installation in accordance with current regulations. This property is a true haven of peace, ready to welcome its future owners in an idyllic living environment. Don't miss this rare opportunity, contact us for a visit!

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Ref. : 880V617M - Mandat n°0131

14/12/2024 - Prix T.T.C



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Code NAF 6831Z - SIRET 32207611800023 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08  
Montant de la garantie 200000E Transaction sur immeubles et fonds de commerce Peut recevoir des fonds GALIAN ASSURANCES 89 rue de la  
Boétie 75008 Paris 08 Montant de la garantie 120000E - Document non contractuel -