

### Price on request

#### Buying house

5 rooms

Surface : 127 m<sup>2</sup>

Surface of the land : 756 m<sup>2</sup>

Year of construction : 2001

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : Neuf

Couverture : tiles

#### Amenities :

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

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Fees and charges :

20/08/2025 - Prix T.T.C



### House Saint-Aubin-de-Médoc

Heartstopper – Single-story House 127 m<sup>2</sup> with Heated Pool – Saint-Aubin-de-Médoc Just a few steps from amenities, in a quiet and sought-after neighborhood, discover this elegant single-story house built in 2001, offering all modern comforts on a 760 m<sup>2</sup> plot, connected to the main sewer system. From the moment you enter, you'll be charmed by the spacious, light-filled living area warmed by a wood stove and opening onto the outdoors through two large glass doors. The wooden terrace overlooks a stunning heated pool, sheltered by a bioclimatic pergola to enjoy every season. The sleeping area is ideally arranged as follows: - A master suite with private shower room and walk-in closet, - Three bedrooms sharing a bathroom with a shower. The outdoor spaces are thoughtfully designed with: Electric gate, Garages, Several parking spots to welcome family and friends. This well-maintained home is ready to welcome its new owners, blending comfort and conviviality every day. A visit is a must to fall for its charm. CONTACT: TIM POMMIES-PICOT Ref. : 880V687M - Mandat n°0224



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Code NAF 6831Z - SIRET 927 735 498 00010 - 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 - \*prix F.A.I.