





## DESCRIPTION

Welcome to a remarkable, fully renovated large property situated on a vast 7300 m<sup>2</sup> plot, ensuring complete privacy and tranquility in a stunning natural setting. This exquisite home features 8 main rooms, including two expansive 50 m<sup>2</sup> living rooms that provide ample space for relaxation and entertainment. With 5 generously sized bedrooms, this property offers plenty of room for family and guests, complemented by a beautiful veranda that invites you to enjoy the serene surroundings.

The property includes a new, modern fitted kitchen. There are two well-appointed bathrooms and two WCs, ensuring convenience for everyone. Additionally, you'll find two small dressing rooms that offer extra storage space.

Outdoor enthusiasts will delight in the property's amenities, including a beautiful swimming pool perfect for hot summer days and a dedicated climbing room for year-round fitness. A cozy fireplace with an insert adds warmth and charm to the living spaces, while the new heat pumps with reversible air conditioning ensure comfort throughout the year.

The home's new roof comes with a ten-year guarantee, providing peace of mind for the future. The extensive 120 m<sup>2</sup> of outbuildings include a double garage with a workshop, a small attached garage, a pool house, a hen house, a wood shed, and a kitchen garden, offering ample space for hobbies and storage. A delightful duck pond enhances the property's charm, and a preventive termite treatment has been carried out on all buildings, ensuring their longevity.

Mios is a picturesque village located in the Gironde department of...

## LOCAL TAXES

**Taxe foncière: 2154 EUR**

**Taxe habitation: EUR**

## NOTES