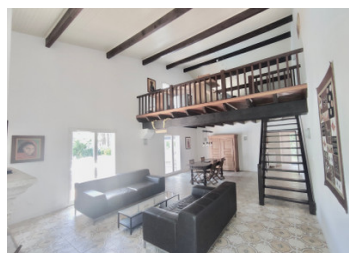


Stunning House on 7300m2 plot 20 minutes from Bordeaux 15 minutes from Arcachon



INFORMATION

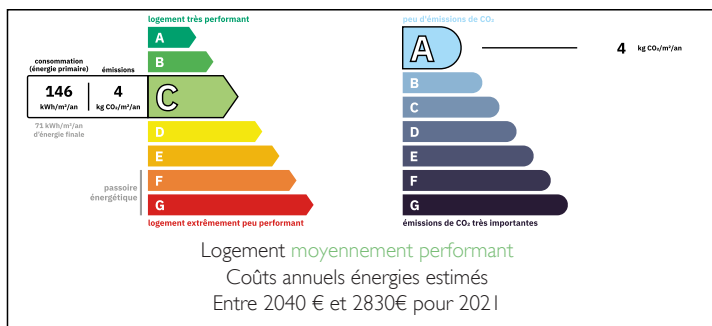
Town:	Mios
Department:	Gironde
Bed:	5
Bath:	2
Floor:	245 m2
Plot Size:	7350 m2



IN BRIEF

Discover this magnificent, fully renovated large property set on a sprawling 7300 m² plot in a breathtaking, private location. Boasting 8 main rooms, including two spacious 50 m² living rooms and 5 bedrooms, this home offers luxurious comfort with a beautiful veranda, a new fitted kitchen, and modern amenities such as new heat pumps with reversible air conditioning. The property also features a beautiful swimming pool, a climbing room, and extensive outbuildings, including a double garage with a workshop. Perfect for horse enthusiasts, this property is truly a dream come true.

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

Welcome to a remarkable, fully renovated large property situated on a vast 7300 m² plot, ensuring complete privacy and tranquility in a stunning natural setting. This exquisite home features 8 main rooms, including two expansive 50 m² 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 designed to meet all your culinary needs. 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 m² 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...

LOCAL TAXES

Taxe foncière: 2154 EUR

Taxe habitation: EUR

NOTES