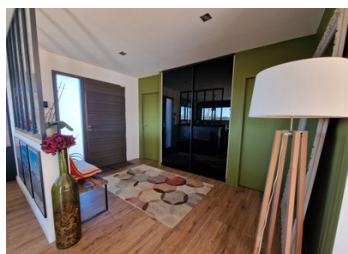


Modern 3-Bed Home with Pool & 30 m Garage in Peaceful Pompignac, Just 20 Mins from Bordeaux



INFORMATION

Town:	Pompignac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	138 m ²
Plot Size:	853 m ²



IN BRIEF

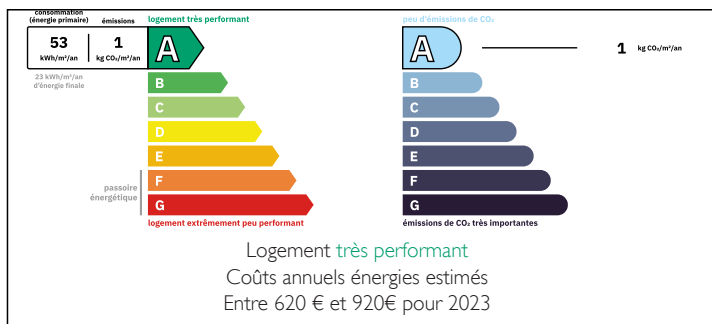
Elegance and Comfort in the Heart of Light

Bathed in natural light and facing south, this single-storey villa captivates with its clean lines and serene ambiance. Opening onto expansive terraces and a heated 8 x 2.5 m swimming pool, the home sits on a beautifully landscaped 850 m² plot, complete with a lawn, a 30 m² garage, and multiple parking spaces.

The 40 m² living room, framed by large glass doors, flows seamlessly into the kitchen and entrance hall. A quiet corridor leads to three bedrooms, including a master suite with walk-in closet and private shower room, thoughtfully set apart from the main living area for added privacy.

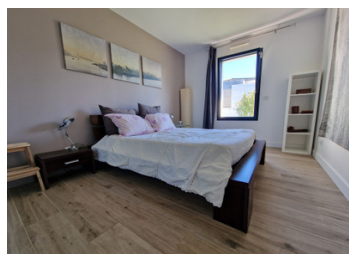
Underfloor heating and cooling, reversible air conditioning, and carefully designed living spaces ensure year-round comfort. The garage offers

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

Modern Comfort Near Bordeaux

Located in Pompignac, just 20 minutes from Bordeaux, this single-storey home built in 2018 offers the perfect blend of contemporary comfort and peaceful surroundings.

With three bedrooms, a 30 m² garage, and a private swimming pool, it's a turnkey property designed for easy living in the heart of the French countryside—within easy reach of city life.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1679 EUR

Taxe habitation: EUR

NOTES