

190 sqm Basque-style family home with pool and landscaped garden – Quiet residential area



INFORMATION

Town:	Gradignan
Department:	Gironde
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	1 190 m2

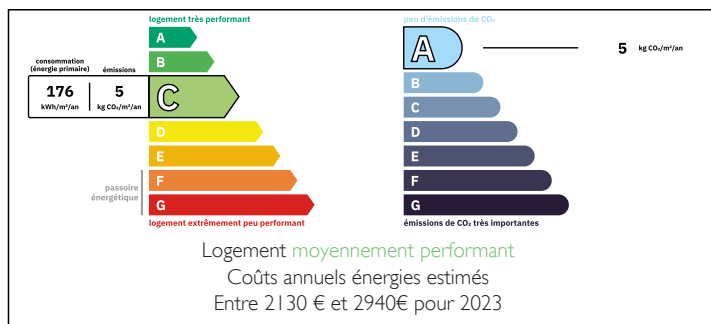


IN BRIEF

Built in 1995 and recently renovated with style, this charming Basque-style family home offers 190 sqm of living space on a 1,180 sqm landscaped plot with pool. It includes a bright living/dining room, a fully fitted kitchen with utility room, a ground-floor master suite, three additional bedrooms upstairs, and several annexes (veranda, outbuildings, wood storage).

The house benefits from four façades, abundant natural light, high-quality renovations (designer interiors, double glazing 2022) and a prime location in a quiet and green residential area. Perfect for families, with primary schools, leisure facilities and an international school nearby.

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

This elegant property, built in 1995 in traditional Basque style, has been meticulously renovated and maintained, with full invoices available. Its generous layout and comfortable design make it ideal for family living.

Ground Floor

Entrance with study corner

Bright living/dining room opening onto the terrace and garden

Fully fitted kitchen with adjoining utility room

Master suite with private bathroom

Separate WC

Veranda overlooking the pool, terrace, and garden

First Floor

3 comfortable bedrooms

Family bathroom

Separate WC

Outside

Enclosed and landscaped 1,180 sqm garden

Swimming pool (7 x 3 m)

2 garden outbuildings + wood storage area

External storage space

Features

Renovated by a renowned interior designer

New double glazing (2022)

Numerous maintenance and renovation works (with invoices)

Quiet residential neighborhood, leafy surroundings

Close to primary schools, leisure facilities, and an international school

A rare opportunity combining style, comfort, modern updates and a privileged living environment.

Information about risks to which this property is

LOCAL TAXES

Taxe habitation: EUR

NOTES