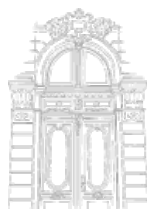


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

FAMILY VILLA – 225 SQM



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L'Immobilier d'Exception

FRANCE

FAMILY VILLA – 225 SQM

Contact: Ivan BUCHEL | +33 6 85 51 29 99

This superb family home offers 226 sqm of living space and is located in a quiet, leafy residential area, just a few minutes from the Juvignac golf course. With a heated swimming pool, double garage, and an 80 sqm basement, the property stands out for its generous volumes and refined contemporary design.

On the ground floor, you will discover a vast 83 sqm living area featuring a welcoming entrance hall, a fully equipped modern kitchen with central island, a spacious TV lounge, a dining area open to the outdoors, and a practical utility room. The living space extends seamlessly onto a terrace with a bioclimatic pergola, ideal for outdoor living.

The night area on the ground floor includes a master suite with a large bedroom, a private bathroom, and separate WC.

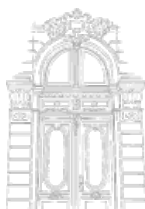
Upstairs, the house offers two additional bedrooms, measuring 18 sqm and 20 sqm, a bright home office, and a family bathroom.

The property benefits from high-end features, including a saltwater heated swimming pool (8 x 4 m), a bioclimatic pergola, a stone barbecue, and a rainwater recovery system. Electric roller shutters and reversible air conditioning ensure optimal comfort year-round, while an alarm system provides added security.

A garage and several outdoor parking spaces complete this exceptional property.

Prix : 799 000 € FAI

Réf. 2022 IB PP.



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