



## Unique Contemporary Villa with pool and studio



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 346,178.99

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Brizambourg
Irányítószám:	17770
Feladta:	2026. 04. 17.

### Leírás:

Significant reduction in price. Nestled in a tranquil and exclusive location, this unique 187 m<sup>2</sup> contemporary villa has been meticulously renovated by an architect, combining modern design with quality materials. The property sits on a low maintenance plot of 323 m<sup>2</sup>, offering total privacy and an impressive 70 m<sup>2</sup> roof terrace with panoramic views accessible via an electric roof window, a beautiful 3m x 6m swimming pool complete with spa function, and a spacious terrace, perfect for entertaining. Ground Floor: ☑ Stunning American-style kitchen with a central marble island ☑ Light filled living/dining room that opens directly onto the patio and swimming pool area, bringing the outdoors in ☑ Cozy lounge area ☑ Convenient bathroom with WC Upstairs: ☑ Two landings leading to four spacious bedrooms ☑ A stylish family bathroom with sauna and a separate WC. Additional Features: ☑ A fully independent and adjoining studio, offering potential rental income (holidays, independent professionals such as beauticians) or a dedicated space for the teenagers. The studio includes a room with a water point, two bedrooms, and a bathroom with WC. ☑ Modern comfort is ensured throughout the villa, with energy-efficient heat pump heating, a water softener, and double glazing. Located just 15 minutes from Saintes and 45 minutes from La Rochelle, Brizambourg offers a peaceful rural setting with easy access to both Paris (around 3 hours by train) and Bordeaux (around 1.5 hours by car). Surrounded by beautiful countryside, this charming village is perfect for those seeking tranquility but still within reach of local amenities. The area is home to a primary school, and Saintes provides additional educational options. With its proximity to transport links, Brizambourg combines rural charm with convenience. Whether you're seeking a luxury family home, a minimum maintenance second home or an investment opportunity, this villa could be perfect for you.

Built:	1948
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## Gyakori

Hálósobák:	6
Fürdőszobák:	1
Kész négyzetméter:	187 nm
Telekméret:	323 nm

## Room details

Total rooms:	9
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Electric
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	128
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## Building details

Parking:	Yes
Outdoor Amenities:	Pool
Emeletek száma:	2

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/TXNV-T30868/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30868/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: A91594A4553646B6

