

# Hamptons

INTERNATIONAL



## Le Bouscat, Gironde, France

5  4  1 

**£640,000**

**(€734,500)**

## Property details

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### Key features

- 0-2 km to amenities
- Mains Drains
- Mains
- Covered parking
- Outside hot tub
- Garage
- 50 km or less to airport
- Sauna
- Detached
- Excellent condition

### Attributes

-  **Garage**
-  **Gym**
-  **Garden**

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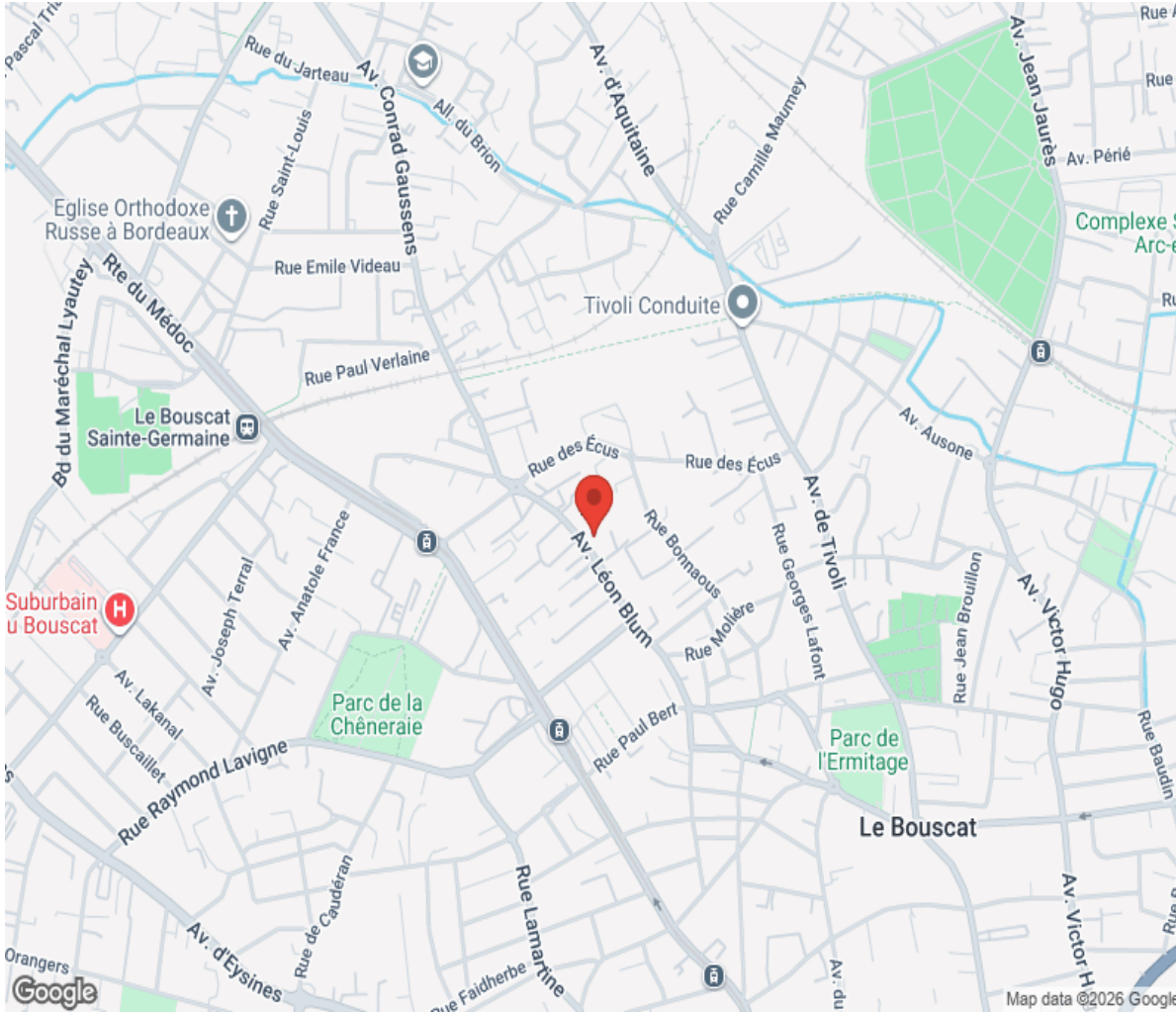
## Description

Family Home in Le Bouscat - 200m<sup>2</sup> , 4 Bedrooms, 1 Office, Garage, Garden. Exceptional 100m<sup>2</sup> basement - Located in the quiet and sought-after neighbourhood of Le Bouscat-Ravezies, this beautiful 200m<sup>2</sup> villa features an exceptional 100m<sup>2</sup> basement. The entrance level offers 100m<sup>2</sup> of living space, including a kitchen, laundry room, a bedroom with an en-suite bathroom, and a spacious 50m<sup>2</sup> living area with direct access to the south-facing terrace and garden. On the first floor, also covering 100m<sup>2</sup>, there are four bedrooms, two of which have en-suite bathrooms, as well as a separate bathroom area with a sauna. The basement, fully utilised, includes a games room, home gym, movie/leisure room and additional storage space. Property features include a therapeutic Jacuzzi, sauna, and a 600m<sup>2</sup> garden with a vegetable patch. Just a 10-minute walk to Tram C, with local schools such as Ecole Jean Jaurès and Collège Ausone nearby. Additional photos and floor plans are available on request. Viewings can be arranged during the day or in the evening. Contact us for more information.





# Location



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