



## FABULOUS LUXURIOUS MODERN HOUSE IN IMMACULATE CONDITION THROUGHOUT

A stunning luxurious modern house with all modern comforts, set in an amazing secluded and beautiful garden on the edge of a tranquil village.

**Town:** CAMIAC ET ST DENIS  
**Dept:** Gironde  
**Plot size (m2):** 2900  
**Habitable (m2):** 175  
**Bedrooms:** 3  
**Bathrooms:** 3  
**Agent:** Christopher Derrett

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**€ 413 400**

It is difficult not to fall in love with this beautiful architect house. Everything has been carefully planned throughout. It is accessed through the electric gates which lead up to the parking area and carport. The garden has been totally surrounded by a mature and immaculately trimmed hedge. The garden itself has terraces on all sides, trees, shrubs, a brick built toolshed and barbeque area, hidden vegetable patch and a walled in garden next to the plot with a lawn (ideal for kids with a football). It also has an integrated automatic watering system. Inside the house is a large hallway with storage, it also leads to a shower room on its right. To the left is a beautiful spiral staircase which takes you to a large 1st floor room and balcony. It is currently used as a games room with a wet bar, but could easily be transformed into a large bedroom and en-suite bathroom. On from the hallway to the left is a gorgeous fully fitted kitchen and a utility room. Next to the kitchen is a through lounge/dining room with a contemporary corner fireplace. To the rear is a corridor with access to the 3 bedrooms, a bathroom and shower room. A truly immaculate home with nothing to do, except move . . .



**St Emilion**

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