

Ground floor

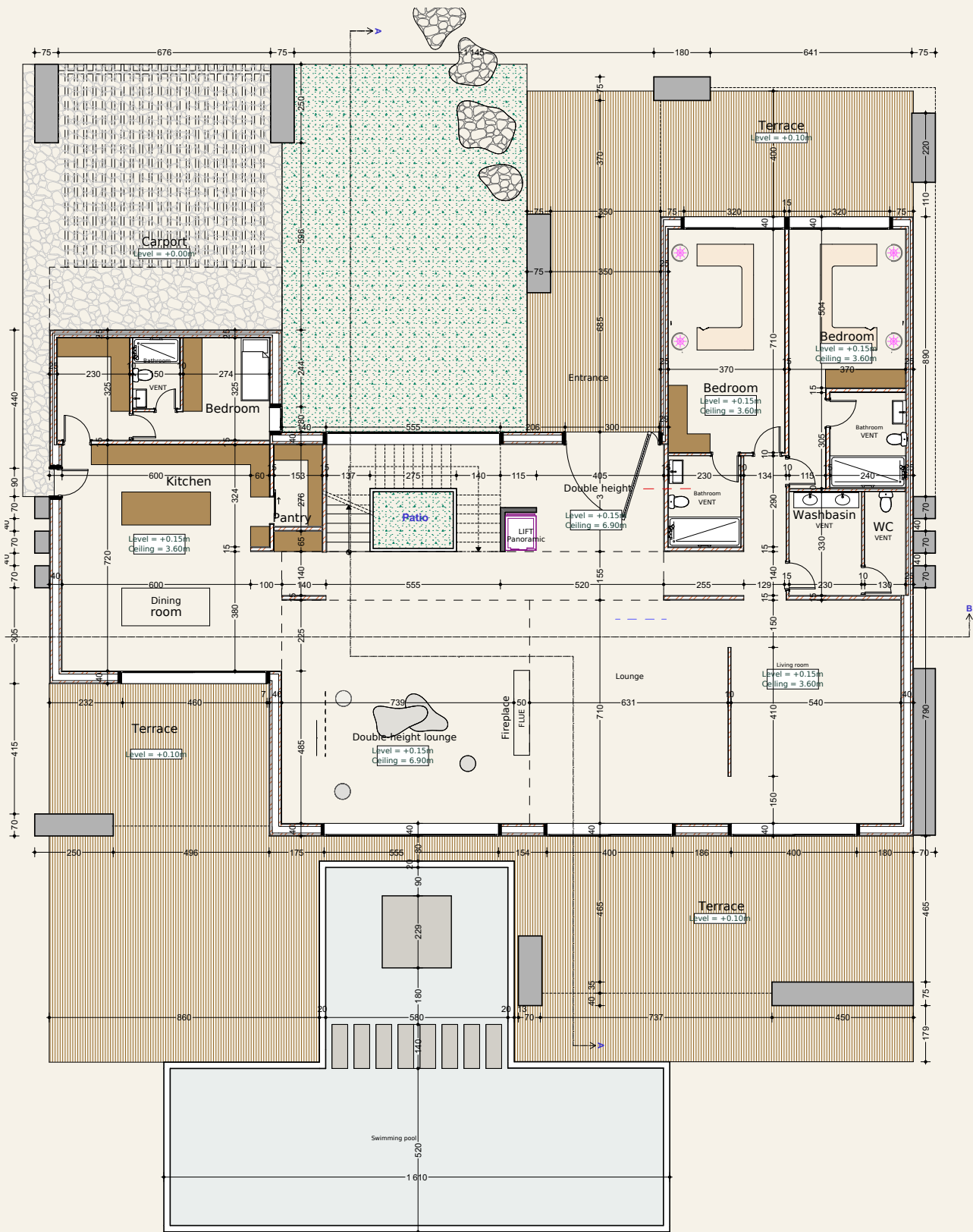
470.42 m²

Including terraces · Excluding swimming pool

Excluding terraces : 339.42 m² | Terraces : 131.00 m²

Staircase and lift footprints included

AREAS EXCLUDING TERRACES	AREA
Entrance hall	17.80 m ²
Lift	1.68 m ²
1.20 × 1.40 m	
Double-height staircase	18.80 m ²
Double-height lounge	56.02 m ²
Lounge	45.00 m ²
Family living room	39.90 m ²
Dining room	26.60 m ²
Kitchen	22.41 m ²
Pantry	4.30 m ²
Laundry room	7.50 m ²
Staff bedroom	10.60 m ²
Staff bathroom	3.40 m ²
Reception WC	12.55 m ²
Guest bedroom 1	22.72 m ²
Guest bedroom 1 bathroom	17.22 m ²
Guest bedroom 2	26.26 m ²
Guest bedroom 2 bathroom	6.66 m ²
TERRACES	AREA
Covered terrace	131.00 m ²



TOTAL MARGAUX : 856.37 m²

470.42 m² (Ground floor) + 385.95 m² (First floor) · Terraces : 240.28 m².

Areas follow the supplied schedule. Original drawing dimensions and room names may differ from the updated schedule.

Indicative plans, not to scale. Totals include terraces and footprints, not a verified habitable area. Totals calculated before rounding.

First floor

385.95 m²

Including terraces · Excluding swimming pool

Excluding terraces : 276.67 m² | Terraces : 109.28 m²

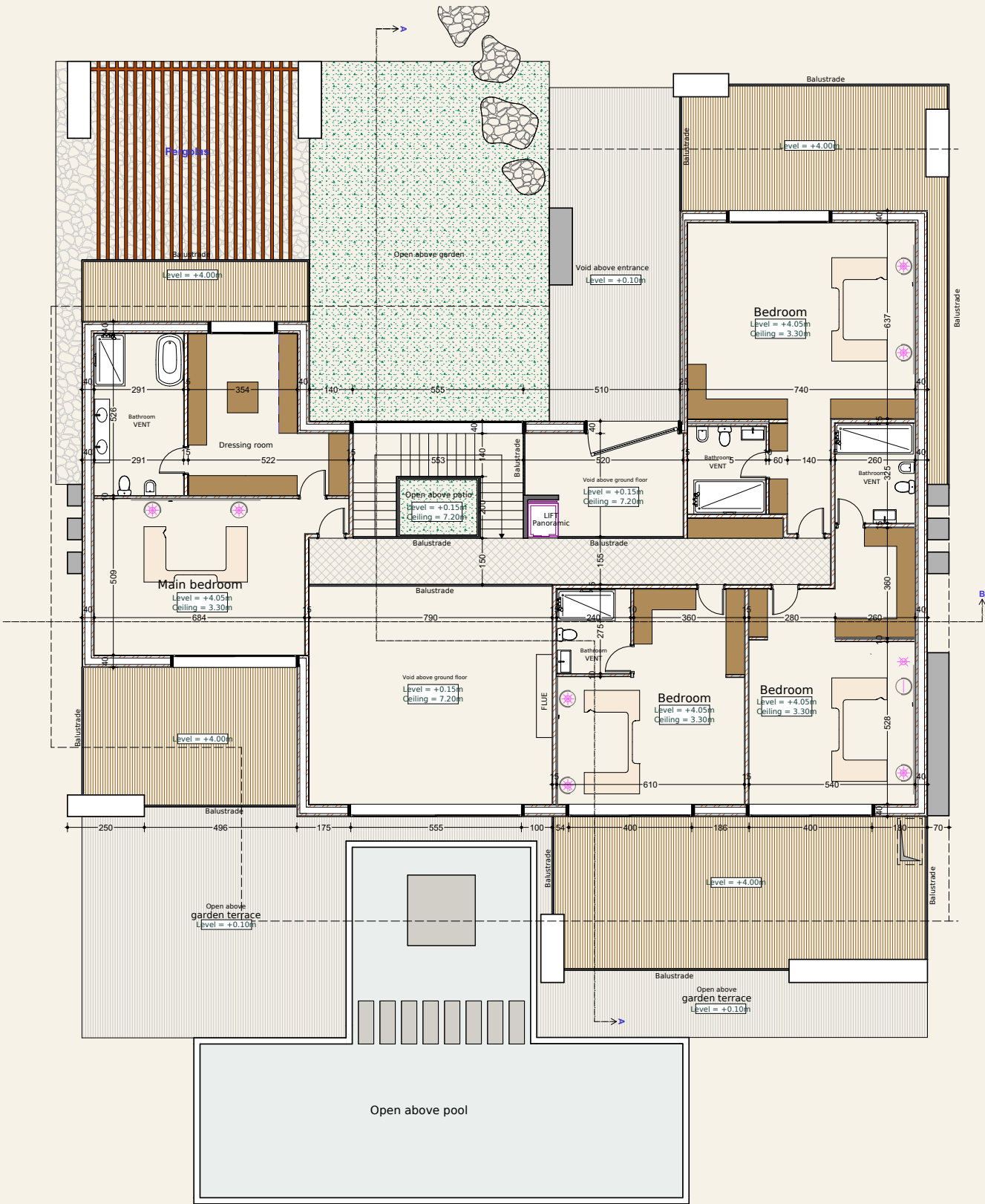
Staircase and lift footprints included

AREAS EXCLUDING TERRACES

	AREA
Primary bedroom	34.82 m ²
6.84 × 5.09 m	
Primary dressing room	18.48 m ²
5.22 × 3.54 m	
Primary bathroom	15.31 m ²
5.26 × 2.91 m	
Bedroom 1 and dressing room	47.14 m ²
6.37 × 7.40 m	
Bedroom 1 bathroom	14.14 m ²
4.35 × 3.25 m	
Bedroom 2	28.51 m ²
5.40 × 5.28 m	
Bedroom 2 dressing room	14.04 m ²
5.40 × 2.60 m	
Bedroom 2 bathroom	8.45 m ²
3.25 × 2.60 m	
Upper-floor bedroom hallway	25.89 m ²
16.70 × 1.55 m	
Bedroom 3	32.21 m ²
6.10 × 5.28 m	
Bedroom 3 dressing room	10.62 m ²
3.60 × 2.95 m	
Bedroom 3 bathroom	6.60 m ²
2.75 × 2.40 m	
Staircase footprint	18.80 m ²
5.53 × 3.40 m	
Lift footprint	1.68 m ²
1.20 × 1.40 m	

TERRACES

	AREA
Primary suite terrace	29.84 m ²
7.46 × 4.00 m	
Bedroom 1 terrace	30.64 m ²
7.66 × 4.00 m	
Bedroom 2 terrace	23.20 m ²
5.80 × 4.00 m	
Bedroom 3 terrace	25.60 m ²
6.40 × 4.00 m	



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