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Charming family home in the heart of Caudéran with garden and swimming...

Gironde , **Nouvelle Aquitaine**



€940,000

inc. of agency fees

4 Beds

160 sqm

Nestled in the heart of Caudéran, a few steps from the church and transport, this 160 sqm house, recently carefully renovated, offers an ideal living environment for families seeking comfort and elegance....

At a Glance

Reference MFH-EAB1769EABX

Near to Bordeaux

Price €940,000

Bed 4

Pool No

Hab.Space 160 sqm

Land Tax N/A

Property Description

Nestled in the heart of Caudéran, a few steps from the church and transport, this 160 sqm house, recently carefully renovated, offers an ideal living environment for families seeking comfort and elegance.

Raised on two levels, this residence perfectly combines modernity and traditional charm. From the entrance,

a welcoming and functional atmosphere emerges thanks to an independent entrance equipped with numerous storage spaces.

The ground floor then opens onto a large double living room bathed in natural light, thanks to the large bay windows which overlook the landscaped garden.

The latter, decorated with a covered terrace and an unobstructed Bali stone swimming pool, promises moments of relaxation in complete privacy. The kitchen, tastefully fitted and equipped, has a convivial dining area and also opens onto an outdoor terrace, ideal for al fresco dining.

An adjoining pantry completes this space, offering additional storage solutions. Still on the ground floor, a bedroom with private bathroom, a separate toilet and a dressing room add to the comfort of this level.

Upstairs, the house offers three additional bedrooms, all spacious and bright. A modern bathroom, a second dressing room and a separate toilet complete this floor, ensuring each member of the family has their own peaceful space. Finally, a large garage completes this exceptional property, offering practical storage and parking possibilities.

This house brilliantly combines modern comfort, generous spaces and ideal location, making this property a rare opportunity in the center of Caudéran.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 950 and 1330 euros.

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Summary

Property type:	House
Bedrooms:	4
Price	€940,000

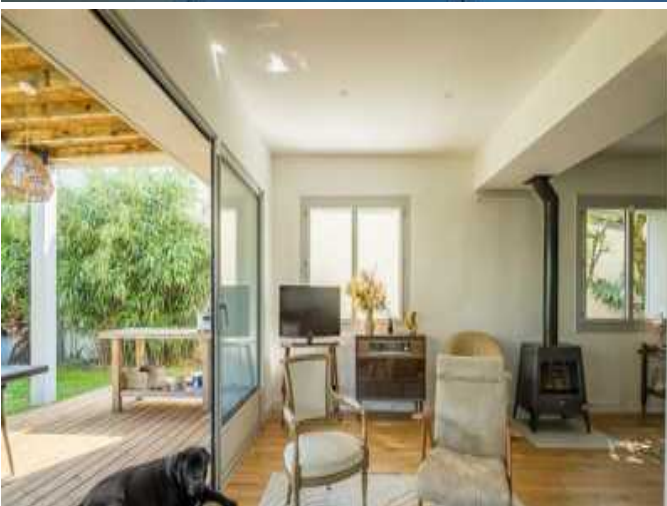
Key Information

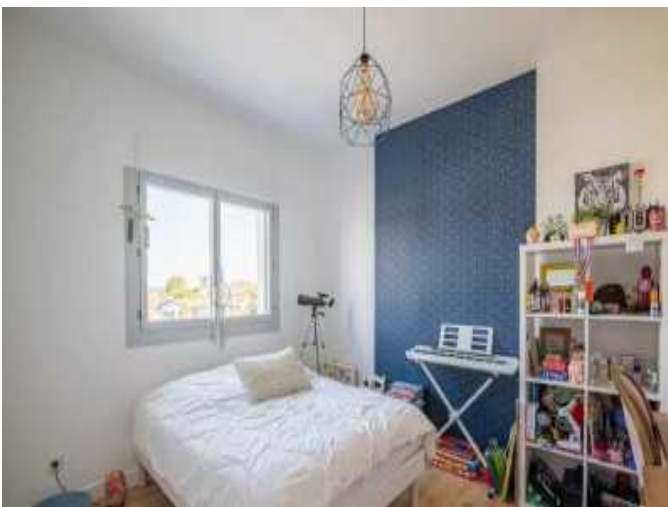
Internal Area:	160 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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