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Contemporary single-storey architect villa with swimming pool and garage

Gironde , Nouvelle Aquitaine



€840,000

inc. of agency fees

3 Beds 177 sqm 0.08 ha

Located in Cadaujac, this architect-designed villa built in 2022 offers beautiful volumes and functional living spaces. As soon as you enter, you will be seduced by the living room of more than 70 sqm,...

At a Glance

Reference	MFH-EAB1776EABX	Near to	Bordeaux	Price	€840,000
Bed	3	Pool	Yes	Hab.Space	177 sqm
Land	0.08 ha			Land Tax	N/A

Property Description

Located in Cadaujac, this architect-designed villa built in 2022 offers beautiful volumes and functional living spaces.

As soon as you enter, you will be seduced by the living room of more than 70 sqm, including a dining room,

a living room and a cleverly designed and fitted kitchen with plenty of storage space, all opening onto a 40 sqm terrace. . Very bright thanks to its numerous bay windows, this pleasant space, with high ceilings, opens directly onto a large 100 sqm outdoor terrace facing south, with a heated swimming pool typical of Bali.

The U-shaped garden around the house offers several spaces and varied exposures. There you will find a 20 sqm pool house, ready to be fitted out according to the wishes of the future owners: gym, jacuzzi, summer kitchen, etc. The left wing of the house is dedicated to the parental space, including a sleeping area, a dressing room and a bathroom with WC.

The right wing houses a storeroom as well as two bedrooms sharing a bathroom and a toilet. A double garage and a driveway that can accommodate several vehicles complete this exceptional place.

Less than 1.5 km from the Sources de Caudalie, 3 minutes from Villenave d'Orion and 15 minutes from the center of Bordeaux, this house is a real favorite.

ENERGY CLASS: A/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 520 and 750 euros.

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Summary

Property type:	House
Bedrooms:	3
Price	€840,000

Key Information

Year Built:	2022
Internal Area:	177 sqm
Land Area:	0.08 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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