

[Click to view MFH-EAB1775EABX](#)

Architect's House with Garden and Swimming Pool in Caudéran

Gironde , Nouvelle Aquitaine



€1,280,000

inc. of agency fees

3 Beds 1 Baths 200 sqm 0.07 ha

Immerse yourself in the luxury and tranquility of this magnificent 200 sqm architect-designed house, located in the heart of a vast, carefully landscaped garden. This unique property combines modern elegance,...

At a Glance

Reference	MFH-EAB1775EABX	Near to	Bordeaux	Price	€1,280,000
Bed	3	Bath	1	Hab.Space	200 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

Immerse yourself in the luxury and tranquility of this magnificent 200 sqm architect-designed house, located in the heart of a vast, carefully landscaped garden.

This unique property combines modern elegance, comfort and privacy. Upon entering, you will be greeted by

a large entrance hall with plenty of practical storage space and a WC, offering a functional and well-designed space.

The large living room is the heart of the house. It is decorated with a contemporary fireplace and opens onto the garden through large full-height bay windows, allowing natural light to bathe the interior while offering a breathtaking view of the green garden.

The Bulthaup kitchen, independent and fully equipped, is accompanied by a laundry room and an adjoining pantry, providing additional storage space and facilitating daily organization. The expansive, single-storey master suite includes a large walk-in closet and en-suite bathroom with shower and bath, providing a luxurious and intimate relaxation space.

Upstairs, a mezzanine overlooks the living room, adding a unique architectural touch and allowing access to two additional bedrooms. They share a bathroom with WC, offering comfort and practicality for residents or guests.

Outside you will find a parking space on the front plot as well as a large double garage, providing convenient and secure parking solutions. The landscaped garden is a true green setting, with a heated swimming pool not overlooked, perfect for moments of relaxation and swimming in complete privacy.

This architect-designed house is a jewel that combines modernity, comfort and nature, offering an exceptional living environment for those looking for an elegant and peaceful residence.

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 1300 and 1820 euros.

/

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€1,280,000

Key Information

Internal Area:	200 sqm
Land Area:	0.07 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates