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Majestic stone mansion with garden in Caudéran

Gironde , Nouvelle Aquitaine



€1,290,000

inc. of agency fees

5 Beds 1 Baths 210 sqm 0.1 ha

Nestled in the heart of lush greenery, this magnificent stone mansion proudly rises on two levels, offering an elegant and timeless living environment. From the entrance, the charm operates thanks to...

At a Glance

Reference	MFH-EAB1774EABX	Near to	Bordeaux	Price	€1,290,000
Bed	5	Bath	1	Hab.Space	210 sqm
Land	0.1 ha	Pool	No	Land Tax	N/A

Property Description

Nestled in the heart of lush greenery, this magnificent stone mansion proudly rises on two levels, offering an elegant and timeless living environment.

From the entrance, the charm operates thanks to carefully preserved old fittings and high ceilings. On the

ground floor, a large entrance welcomes you and leads you to a large living room bathed in light, decorated with a majestic fireplace which faces the garden. Ideal for moments of conviviality, this living space naturally extends outside.

The independent, functional and well-equipped kitchen has an adjoining pantry and laundry room, making everyday life easier. A stylish billiard room adds an extra touch of refinement to this level. For more comfort, a bedroom and a bathroom complete this level, thus offering a bedroom on one level.

Upstairs, a spacious landing serves the sleeping areas. The first bedroom, a true master suite, has its own private bathroom, ensuring privacy and comfort.

Two other bedrooms share a bathroom with shower and bathtub, perfect for welcoming family and guests.

Outside, the wooded plot provides a peaceful and enchanting setting, conducive to relaxation.

A double garage as well as an outbuilding to be converted offer multiple storage and development possibilities. In addition, it is possible to park several vehicles on the plot, a rare and precious asset.

This residence of character, combining old-world charm and modern comfort, is an invitation to a refined and serene art of living.

ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2510 and 3430 euros.

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Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,290,000

Key Information

Internal Area:	210 sqm
Land Area:	0.1 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery





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