

Charming stone shop with garden in the heart of Caudéran

Gironde, Nouvelle Aquitaine



At a Glance

Reference	MFH-EAB2020EABX
Bed	2

Near to	Bordeaux
Bath	1
Pool	No

Price€525,000Hab.Space90 sqmLand TaxN/A

Property Description

Nestled in the heart of Caudéran, this magnificent single-story stone shop combines old-world charm with contemporary comfort. Upon entering, you'll be charmed by two beautiful bedrooms with high-quality fittings, where high ceilings and contemporary materials create a warm and authentic atmosphere.

A hallway leads to a vast living room bathed in light, enhanced by large bay windows opening onto an intimate, landscaped garden, a true haven of peace in the city center. The open-plan, fitted kitchen blends harmoniously into this welcoming space. A bathroom with double sinks and a separate toilet complete this level.

The living room benefits from beautiful materials and generous ceiling height, allowing for the creation of an elegant mezzanine, ideal for an office overlooking the living room. On the practical side, a large cellar with dual indoor/outdoor access has been cleverly converted into two separate spaces: a functional laundry room and a spacious storage area.

Ideally located just steps from schools, shops and public transport, this shop full of character offers a privileged living environment, combining character and modernity.

DPE IN PROGRESS

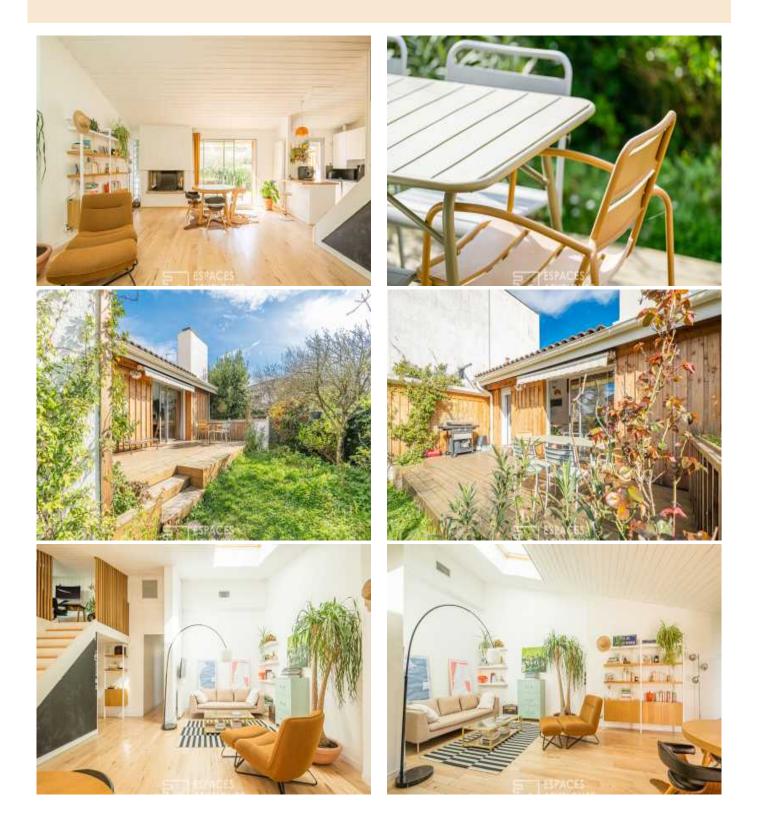
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Summary		Key Information	
Property type:	House	Internal Area:	90 sqm
Bedrooms:	2	Has a Garden	Yes
Bathrooms	1		
Price	€525,000		

Location: Nouvelle Aquitaine



Gallery











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