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The beautiful contemporary Orange Trees in Caudéran

Gironde , Nouvelle Aquitaine



€1,465,000

inc. of agency fees

5 Beds 1 Baths 215 sqm 0.04 ha

This elegant contemporary villa, built in 2020, is located in the prestigious Orangers district. Offering a generous surface area of 210 m², it rises majestically on a plot of 400 m², in the immediate...

At a Glance

Reference	MFH-EAB1632EABX	Near to	Bordeaux	Price	€1,465,000
Bed	5	Bath	1	Hab.Space	215 sqm
Land	0.04 ha	Pool	Yes	Land Tax	N/A

Property Description

This elegant contemporary villa, built in 2020, is located in the prestigious Orangers district. Offering a generous surface area of 210 m², it rises majestically on a plot of 400 m², in the immediate vicinity of all amenities.

From the entrance, a storage space leads to a large living-dining room with a fully equipped open kitchen and

a fireplace. Large bay windows extend across the entire width of the room, giving access to a south-facing terrace.

The latter, decorated with a heated slate swimming pool, offers a privileged setting out of sight. On the same level, a bedroom with adjoining bathroom and a laundry room harmoniously complete the whole.

Upstairs, the sleeping area consists of a luxurious master suite with a dressing room and a bathroom. Two bedrooms share a bathroom and a large independent dressing room. A second suite, with its dressing room and adjoining bathroom, completes this floor.

A carefully landscaped reception garden and a spacious double garage add an ideal touch to this property with high-end services.

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 EUR450 and EUR650.

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Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,465,000

Key Information

Year Built:	2020
Internal Area:	215 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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