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## The Audacieuse architect-designed villa in Caudéran with garden and swimming...

Gironde , Nouvelle Aquitaine



**€935,000**

inc. of agency fees

3 Beds

140 sqm

This exceptional architectural project is located in the heart of the residential part of Caudéran, close to shops and transport. It embodies elegance and innovation while rigorously respecting current...

### At a Glance

**Reference** MFH-EAB1673EABX

**Near to** Bordeaux

**Price** €935,000

**Bed** 3

**Pool** No

**Hab.Space** 140 sqm

**Land Tax** N/A

### Property Description

This exceptional architectural project is located in the heart of the residential part of Caudéran, close to shops and transport. It embodies elegance and innovation while rigorously respecting current standards, in particular the recent RE2020 thermal regulations.

With a real ambition in terms of building quality, control of energy costs and optimal comfort in summer and

winter, this villa redefines the standards of contemporary housing. From the entrance, a reception hall exudes a refined atmosphere, and numerous cleverly integrated storage spaces.

The villa is distinguished by a harmonious symbiosis between the kitchen, the dining room and the living room, creating a fluid and friendly living space.

Two secondary bedrooms with mezzanines, grouped with an independent bathroom, offer intimate and functional spaces. The master suite, a true oasis of well-being, includes a dressing room and a private bathroom.

The exteriors are designed to meet all requirements. Two covered parking spaces and a bicycle storage room ensure practicality and security.

A south-facing terrace, overlooking a swimming pool, invites relaxation and conviviality. At the back of the plot, a carefully landscaped garden can easily be transformed into a vegetable garden, offering a touch of nature to your daily life.

This magnificent villa stands out as a high-end product, combining aesthetics, functionality and compliance with the strictest environmental standards. A true architectural gem, it represents the very essence of contemporary luxury.

ENERGY CLASS: A/ CLIMATE CLASS: A.

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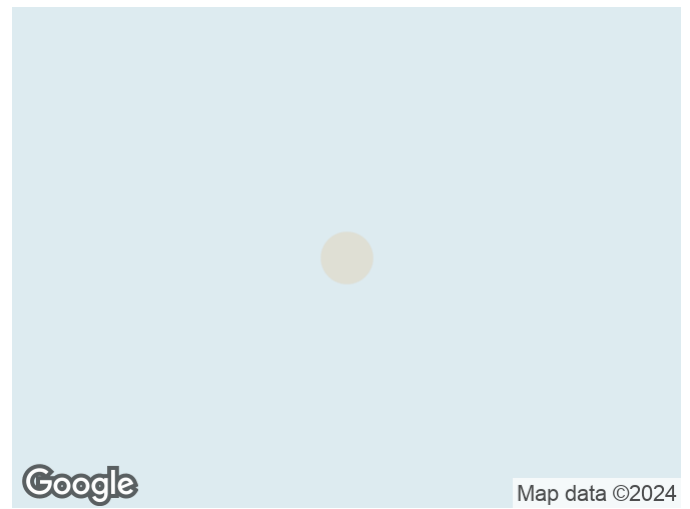
## Summary

Property type:	House
Bedrooms:	3
Price	€935,000

## Key Information

Internal Area:	140 sqm
Has a Garden	Yes

## Location: Nouvelle Aquitaine



# Gallery



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