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Architectural villa with garden, swimming pool and garage in Caudéran

Gironde , Nouvelle Aquitaine



€1,250,000

inc. of agency fees

4 Beds 1 Baths 189 sqm 0.03 ha

This incredible 190 sqm architect-designed house is located in the highly sought-after Caudéran district. A unique property that perfectly combines contemporary...

At a Glance

Reference	MFH-EAB1870EABX	Near to	Bordeaux	Price	€1,250,000
Bed	4	Bath	1	Hab.Space	189 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

This incredible 190 sqm architect-designed house is located in the highly sought-after Caudéran district. A unique property that perfectly combines contemporary comfort and a warm atmosphere, with its Corten façade reminiscent of the famous tchanquées huts, giving it an original and bold character.

Upon entering, a vast corridor leads to a sumptuous living room bathed in light, thanks to its panoramic bay windows, which open onto a landscaped garden with terrace and swimming pool, sheltered from view. A real call to relax in complete privacy.

The designer kitchen, open and fully equipped, blends harmoniously into this friendly space, perfect for entertaining. The ground floor houses a sumptuous master suite with a large dressing room and a private bathroom, offering all the necessary comfort.

A second bedroom with its own adjoining bathroom, as well as a separate toilet, complete this level. Upstairs, a large landing converted into an office and TV lounge leads to two beautiful, bright bedrooms, which share an elegant bathroom and a separate toilet, creating a perfectly designed sleeping area with a private terrace.

Outside, the landscaped garden, designed as a green setting, surrounds the house and invites you to enjoy the swimming pool, perfectly integrated into this serene and intimate setting, ideal for recharging your batteries.

Finally, a closed and secure garage completes this property, offering practical and direct parking. Designed down to the smallest detail by a visionary architect, this house combines noble materials and modern technology, creating a living space where aesthetics and functionality harmonize perfectly.

ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: 929 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,250,000

Key Information

Internal Area:	189 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery







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S. and L. BROWN



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