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## Charming stone shop with garden in the heart of Caudéran

Gironde , Nouvelle Aquitaine



**€525,000**

inc. of agency fees

2 Beds      1 Baths      90 sqm

Nestled in the heart of Caudéran, this magnificent single-story stone shop combines old-world charm with contemporary comfort. Upon entering, you'll be...

### At a Glance

Reference MFH-EAB2020EABX

Near to Bordeaux

Price €525,000

Bed 2

Bath 1

Hab.Space 90 sqm

Pool No

Land Tax N/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

/ RSAC Number:

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€525,000

Key Information

Internal Area:	90 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



## Gallery







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**S. and L. BROWN**



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