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## Superb Bordeaux shop renovated by an architect in Caudéran

Gironde , Nouvelle Aquitaine

€1,350,000

inc. of agency fees

5 Beds   2 Baths   217 sqm   0.03 ha

This 200 sqm double shop, entirely redesigned by an architect, subtly combines old-world charm with contemporary elegance. Renovated with high-end materials,...

### At a Glance

Reference MFH-EAB2025EABX

Near to Bordeaux

Price €1,350,000

Bed 5

Bath 2

Hab.Space 217 sqm

Land 0.03 ha

Pool No

Land Tax N/A

### Property Description

This 200 sqm double shop, entirely redesigned by an architect, subtly combines old-world charm with contemporary elegance. Renovated with high-end materials, it also benefits from a 17 sqm outbuilding, ideal for an office, workshop, or guest room.

Outside, a private, tree-lined garden with no overlooked views offers a truly peaceful escape in the heart of the city. In terms of comfort, this generously proportioned shop offers six main rooms, including a vast, light-filled living room with a fireplace, opening onto the garden, in perfect harmony with a high-end equipped kitchen. An office and a reading room complete the living spaces.

The sleeping area consists of three bedrooms, including a master suite with a dressing room, as well as two refined bathrooms. A laundry room and a cellar in the basement complete this property, designed for everyday use. In the immediate vicinity of shops, schools and transport, this property perfectly embodies the Bordeaux art of living: authenticity, prestige and serenity.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average annual energy expenditure for standard use, based on 2021 energy prices: between 1020 and 1460 euros.

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Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€1,350,000

Key Information

Internal Area:	217 sqm
Land Area:	0.03 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Nouvelle Aquitaine



## Gallery









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**S. and L. BROWN**



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