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## Timeless elegance at the heart of Primerose

Gironde , Nouvelle Aquitaine



€1,095,000

inc. of agency fees

5 Beds      1 Baths      199 sqm

Located in one of the most sought-after neighborhoods of Caudéran, this superb freestone villa displays all the charm of Bordeaux architecture and the...

### At a Glance

Reference MFH-EAB2091EABX

Near to Bordeaux

Price €1,095,000

Bed 5

Bath 1

Hab.Space 199 sqm

Pool No

Land Tax N/A

### Property Description

Located in one of the most sought-after neighborhoods of Caudéran, this superb freestone villa displays all the charm of Bordeaux architecture and the elegance of a privileged living environment.

From the entrance, inspired by the spirit of double stalls, the period cement tiles set the tone: one of character and authenticity. On either side, a first bedroom and a separate kitchen offer a functional layout, ideal for accommodating family life or a teleworking space. The vast living room, bathed in light and enhanced by a bow window and a fireplace, opens onto a charming, intimate garden with a terrace.

Adjoining it, the dining room extends the warm atmosphere, creating a fluid and convivial ensemble. A storage space as well as a large cellar, partially converted into a laundry room and boiler room, complete the volumes of the ground floor. Upstairs, a landing leads to four beautiful bedrooms, including a master suite with dressing room and en-suite shower room, as well as a separate bathroom and separate toilet.

A rare and refined property, combining old-world charm and family potential, in the heart of the highly sought-after Primerose district.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average annual energy expenditure for standard use, based on 2022 energy prices: between 3690 and 5040 euros.

: /

Summary

|                |            |
|----------------|------------|
| Property type: | House      |
| Bedrooms:      | 5          |
| Bathrooms      | 1          |
| Price          | €1,095,000 |

Key Information

|                |         |
|----------------|---------|
| Internal Area: | 199 sqm |
| Has a Garden   | Yes     |

Location: Nouvelle Aquitaine



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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