

[Click to view MFH-EAB1632EABX](#)

## The beautiful contemporary Orange Trees in Caudéran

Gironde , Nouvelle Aquitaine



# €1,570,000

inc. of agency fees

5 Beds   1 Baths   215 sqm   0.04 ha

This elegant contemporary villa, built in 2020, is located in the prestigious Orangers district. Offering a generous surface area of 210 m<sup>2</sup>, it rises majestically on a plot of 400 m<sup>2</sup>, in the immediate...

### At a Glance

<b>Reference</b>	MFH-EAB1632EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,570,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	215 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This elegant contemporary villa, built in 2020, is located in the prestigious Orangers district. Offering a generous surface area of 210 m<sup>2</sup>, it rises majestically on a plot of 400 m<sup>2</sup>, in the immediate vicinity of all amenities.

From the entrance, a storage space leads to a large living-dining room with a fully equipped open kitchen and

a fireplace. Large bay windows extend across the entire width of the room, giving access to a south-facing terrace.

The latter, decorated with a heated slate swimming pool, offers a privileged setting out of sight. On the same level, a bedroom with adjoining bathroom and a laundry room harmoniously complete the whole.

Upstairs, the sleeping area consists of a luxurious master suite with a dressing room and a bathroom. Two bedrooms share a bathroom and a large independent dressing room. A second suite, with its dressing room and adjoining bathroom, completes this floor.

A carefully landscaped reception garden and a spacious double garage add an ideal touch to this property with high-end services.

ENERGY CLASS: A/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR450 and EUR650.

/

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,570,000

## Key Information

Year Built:	2020
Internal Area:	215 sqm
Land Area:	0.04 ha
Has a Garden	Yes
Swimming Pool?	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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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 calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**

great service  
fast transfers

send money abroad 24/7 excellent rates