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## Atypical family home in Cazaux

Gironde , Nouvelle Aquitaine



**€554,000**

inc. of agency fees

3 Beds      118 sqm      0.05 ha

Strategically located in Cazaux, this charming family residence of 120sqm, built in 2017, is built on a plot of 490sqm. A stone's throw from the lake and the city center, it delicately embodies the balance...

### At a Glance

**Reference** MFH-EAB1643EAAR

**Bed** 3

**Land** 0.05 ha

**Near to** Bordeaux

**Pool** No

**Price** €554,000

**Hab.Space** 118 sqm

**Land Tax** N/A

### Property Description

Strategically located in Cazaux, this charming family residence of 120sqm, built in 2017, is built on a plot of 490sqm. A stone's throw from the lake and the city center, it delicately embodies the balance between comfort and accessibility, capturing the essence of a lifestyle imbued with serenity. On the ground floor, the entrance leads to a beautiful living space of 40sqm, completed by pocket windows offering a view of the south-east facing outdoor terrace and a charming landscaped garden. The open kitchen, elegantly arranged, is accompanied by a pantry. On this same level, a master suite, with a carefully orchestrated layout, offering a

private bathroom. On the first floor, a mezzanine offering a view looking down into the living room, combining conviviality and privacy. On either side, two spacious bedrooms share a well-appointed bathroom, thus harmoniously completing the whole to bring a practical touch to this charming residence. Outside, a space dedicated to a bar-kitchen, ideal for summer evenings, accompanied by a bowling alley for moments of entertainment. In addition, a storage shed for garden equipment and bicycles completes the comfort of this property. ENERGY CLASS: C / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: 788 euros.

Summary

Property type:	House
Bedrooms:	3
Price	€554,000

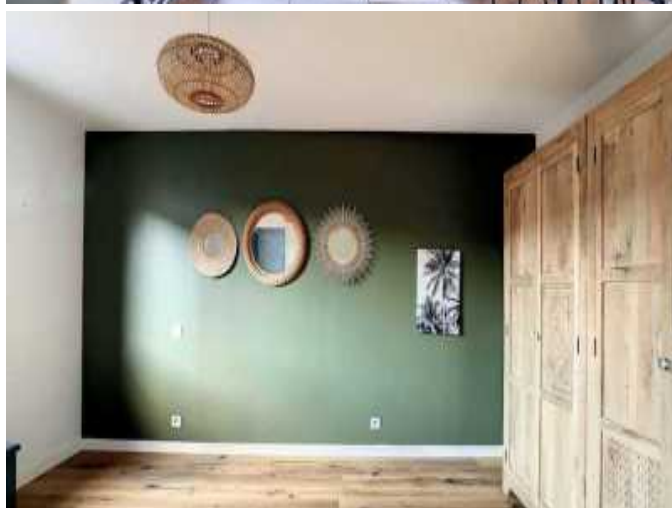
Key Information

Year Built:	2017
Internal Area:	118 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



## Gallery





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