

## Spacious Family Home with Dependence in Bordeaux/Cadaujac.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Cadaujac |
| Department: | Gironde  |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 148 m2   |
| Plot Size:  | 680 m2   |

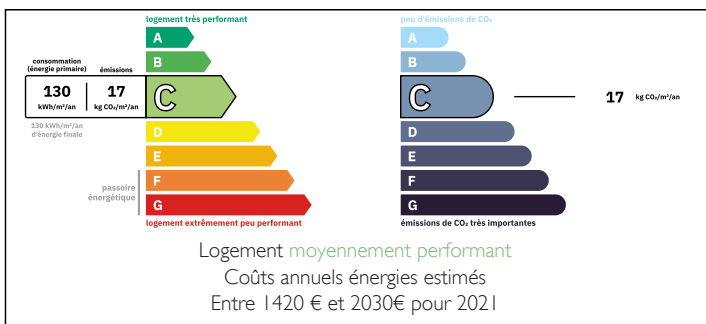
## IN BRIEF

Ideally located in Cadaujac 10 mins from Bordeaux, this spacious 148 m<sup>2</sup> home sits on a 680 m<sup>2</sup> plot and offers both comfort and practicality. The property features a welcoming living area with fireplace, 3 bedrooms a dedicated office space, two bathrooms, and two separate WCs, making it ideal for family living. A fully converted dependence adds additional flexibility for guests, hobbies, or even a home office.

Equipped with central gas heating, air conditioning, and modern amenities such as electric shutters, double glazing, an electric gate, and an integrated watering system, this home ensures year-round comfort. Outdoors, you'll find three private interior parking spaces and a low-maintenance garden.

Its location is particularly attractive: close to schools, a collège, shops including Intermarché, and just a 10-minute walk from the SNCF train station, offering easy access to Bordeaux and surrounding areas.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Contact us for further information or to arrange a visit.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1819 EUR**

**Taxe habitation: EUR**

## NOTES