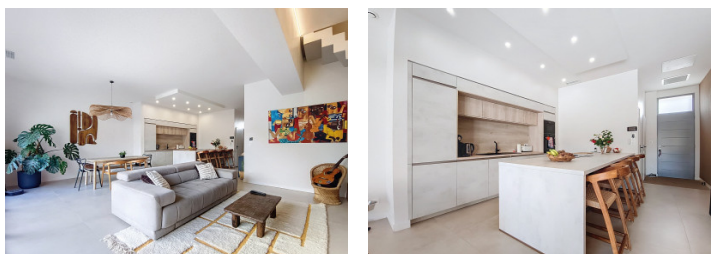


Contemporary house with garden and pool – Bordeaux Caudéran – 140 m – 4 bedrooms



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	4
Bath:	2
Floor:	134 m ²
Plot Size:	274 m ²

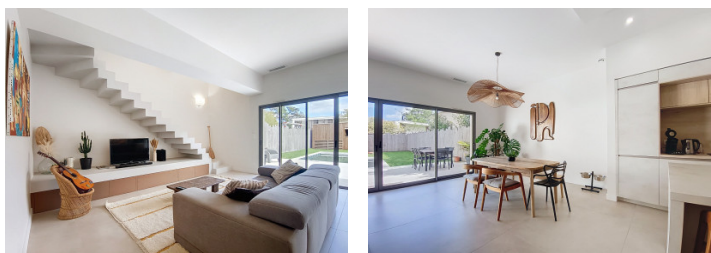


IN BRIEF

Leggett & Hamptons International are pleased to present this recent (2024) contemporary home, ideally located in the highly sought-after Caudéran district.

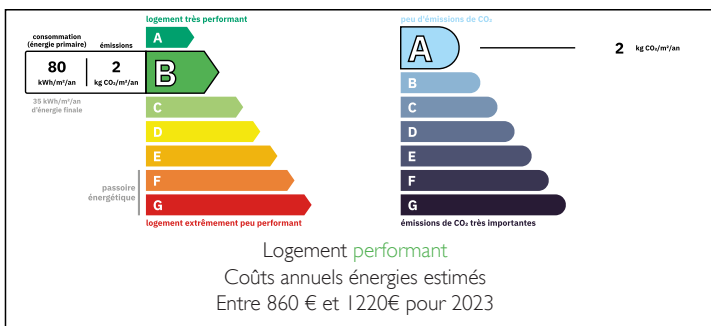


Offering approx. 140 m², the property features a bright, dual-aspect living area of over 55 m² opening onto the garden. The fully equipped kitchen integrates seamlessly into this welcoming space. The ground floor also includes an entrance with storage, a utility room, separate WC, and direct access to the garage.



Upstairs: a master suite with dressing room and en-suite shower room, three further bedrooms with built-in storage, a family bathroom (bath, walk-in shower, double sink), and a separate WC.

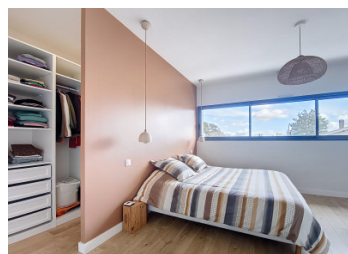
ENERGY - DPE



Outside: Terrace, garden, 3x5 m pool, and a 10 m² outbuilding.

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

Please feel free to contact us for further information or to arrange a viewing.

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

LOCAL TAXES

Taxe foncière: 1 122 EUR

Taxe habitation: EUR

NOTES