



House

BORDEAUX (33)

1 260 000 €\*  
1 260 000 €

\* Agency fees to be paid by the seller



200 m<sup>2</sup>



9 pièce(s)



7 chambre(s)

## PROPERTY DESCRIPTION

Are you dreaming of a spacious, detached residence full of character in one of the most popular areas of Bordeaux? Do not search anymore ! This superb stone house offers an exceptional living environment for your family. Appreciate the unique character of this beautiful residence where the pretty things of yesteryear blend harmoniously with the many practical aspects: masterful staircase, period fireplaces, original parquet floors and moldings combined with beautiful high ceilings give a touch of timeless elegance. The living spaces are bathed in natural light thanks to the large openings overlooking the intimate and nicely landscaped garden. Its generous kitchen combines modernity and numerous practical aspects with its storage volumes and large work surfaces. It opens onto the terrace, not overlooked. With its large living spaces and 7 bedrooms, this house offers enough space to accommodate the whole family and a few guests. The 3 bathrooms offer comfort and functionality. Carefully maintained, this property is ready to welcome its new owners without work: enough to enjoy your new home as soon as you arrive! Ideally located in a quiet area and close to renowned schools, quality shops and public transport, this house offers a living environment that is as practical as it is family-friendly. From the flower garden to the delightful attic rooms on the second floor, each space of this property exudes elegance and refinement, creating a most pleasant living environment. The large cellar, the garage and the parking space meet the practical needs of the most demanding. Don't miss the opportunity to get to know this exceptional residence in Bordeaux Caudéran. It represents the perfect setting to welcome your family. Is your phone within reach? Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 847603

Property type ..... House

Year of construction ..... 1930

Exposure ..... TRAVERSANT E-W

View ..... Vue sur Jardin

### SURFACES

Living space ..... 200 m²

Living room surface ..... 20 m²

Land surface ..... 377 m²

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 7

Number of bathrooms ..... 3

Toilets count ..... 3

Terrace ..... 1

### DPE/GES

DPE ..... 328

GES ..... 66

### APPENDIX

Parking ..... couvert

Parking space ..... 1

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... équipée



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