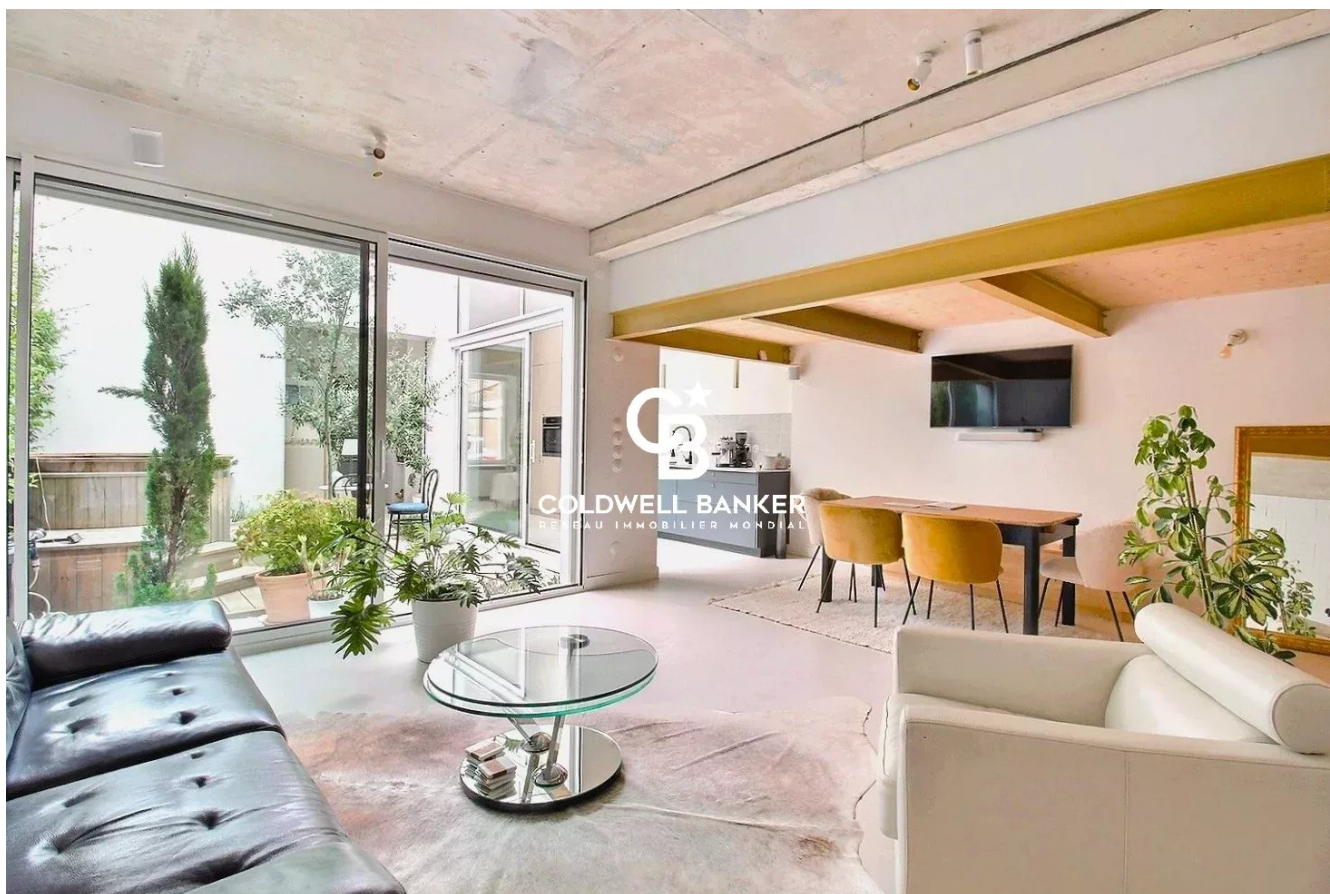


Maison Bordeaux 106 m²



PRIX DE VENTE : 630 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Tucked away on a quiet street just a few steps from the heart of Caudéran, this loft-style detached house has been meticulously redesigned by an architect. Clean lines, open spaces, and carefully selected materials come together to create a perfect blend of modernity, comfort, and warmth.

From the moment you enter, the living space charms with its natural light and welcoming atmosphere. The open-plan kitchen flows seamlessly into a lush, landscaped patio — a true private haven featuring a jacuzzi hidden from view.

Upstairs, three comfortable bedrooms offer ideal flexibility for family life or an elegant pied-à-terre. As a bonus, a beautifully planted rooftop terrace, softly lit in the evening, provides a cozy outdoor retreat.

This rare gem, in immaculate condition, combines thoughtful design, a warm ambiance, and a true sense of conviviality. A home where you'll feel at ease from the very first moment.

A true coup de cœur to discover without delay.

Contact us today to arrange a viewing.

Energy performance diagnostics (DPE & GES) pending.

Agency fees payable by the seller.

Consult potential risks for this property at: www.georisques.gouv.fr

For more information, contact Aliona RAHACHOVA.

See all our listings at www.immoba.fr

CARACTÉRISTIQUES

| | | | | | |
|----------------|---------|------------------|-----------------------|-----------------|-------|
| Type de bien : | Maison | Surface : | 106.85 m ² | Taxe foncière : | €1.00 |
| NB de pièces : | 4 rooms | NB de chambres : | 3 bedrooms | | |

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

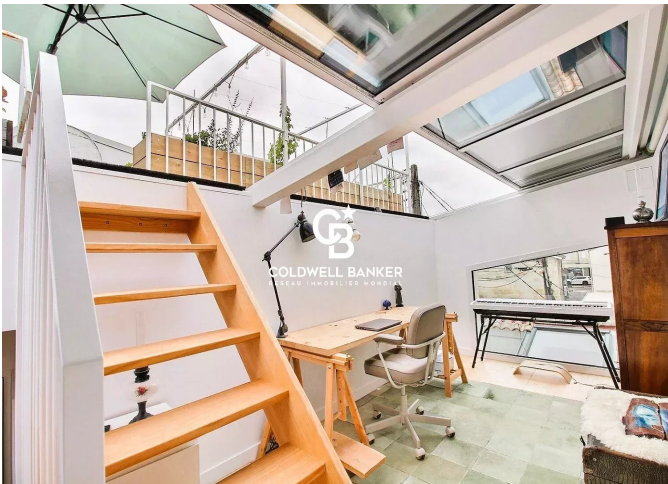
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 141

Indice d'émission de gaz à effet de serre (GES) : A 4



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