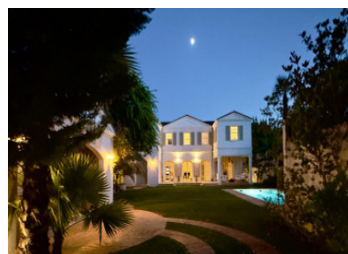


Prestigious Contemporary Villa Inspired by Georgian Architecture -Bordeaux - 300m2



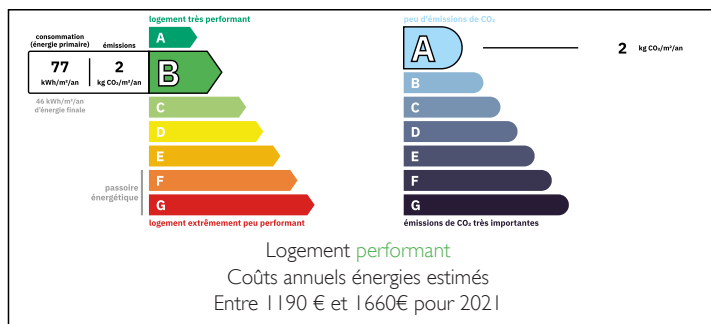
INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	1001 m2

IN BRIEF

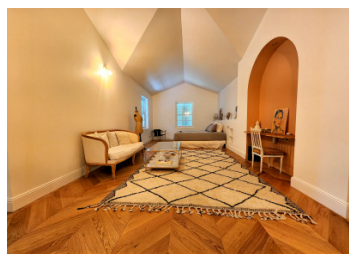
Situated in one of Bordeaux's most prestigious residential districts, within walking distance of Caudéran centre, Parc Bordelais and renowned schools, this exceptional contemporary home, completed in 2021, offers almost 300 m² of elegant living space on a private landscaped 1,000 m² plot. Inspired by Georgian mansion architecture and featuring interiors influenced by traditional French design with elegant cornices and mouldings, the home combines timeless character with modern comfort. Designed for family living, it offers generous reception areas, four to five bedrooms, a premium kitchen and luxurious principal suite. The private, landscaped garden creates a true holiday atmosphere all year round with a heated swimming pool, 31 m² pool house, summer kitchen, BBQ area and spacious terraces, all without overlooking neighbours. Underfloor heating, reversible air conditioning and a garage complete this outstanding property.

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

Situated in one of Bordeaux's most prestigious residential districts, just a short walk from the centre of Caudéran, Parc Bordelais and several renowned schools, this outstanding contemporary home, completed in 2021, offers almost 300 m² of beautifully appointed living space on a private landscaped 1,000 m² plot.

Inspired by the timeless elegance of Georgian mansions found on the East Coast of the United States, the home's striking façade is complemented by interiors influenced by traditional French design, featuring refined cornices, decorative mouldings and beautifully proportioned living spaces. Designed with family living in mind, the generous layout combines sophistication with warmth, creating a welcoming and elegant atmosphere.

The entrance opens onto generous interiors featuring a guest suite, a spacious dressing room and a separate TV lounge. Flooded with natural light, the impressive open-plan living space seamlessly combines an elegant lounge, dining area and premium fitted kitchen with an adjoining utility room.

Outside, the beautifully landscaped garden has been designed to create the feeling of being on holiday all year round. Completely private and not overlooked, it features a heated swimming pool, an elegant 31 m² pool house, a summer kitchen with BBQ area, and two spacious terraces—offering the perfect setting for relaxing or entertaining family and friends.

Upstairs, the home offers a luxurious principal suite, two further en-suite bedrooms, a home office, a games room that could easily become a fifth bedroom, and a separate laundry room.

Underfloor heating, reversible air conditioning and a garage complete this exceptional property, offering...

LOCAL TAXES

Taxe foncière: 2870 EUR

NOTES