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## Apartment with patio in Fondaudège Gironde , Nouvelle Aquitaine



# €545,000

inc. of agency fees

2 Beds      1 Baths      90 sqm

Nestled on the second and last floor of this beautiful, completely renovated building, this 82m2 apartment (103m2 on the ground) benefits from a calm...

### At a Glance

<b>Reference</b>	MFH-EAB1613EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€545,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	90 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled on the second and last floor of this beautiful, completely renovated building, this 82m2 apartment (103m2 on the ground) benefits from a calm and peaceful atmosphere.

The entrance leads to a very beautiful living room of 36m2 which extends into a pretty open-air patio. The elegant exposed beams and period parquet floors give an authentic and warm atmosphere to this living space. The kitchen, although semi-equipped, combines functionality and aesthetics, preserving the harmony of the

whole. Two comfortable bedrooms, one with its own shower room and a bathroom complete the layout, offering intimate and practical spaces. An office with a view of the patio completes the home. This apartment combines modernity and old-world charm, offering a comfortable and quiet living experience.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 870 and 1230 euros.

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Condominiums of 2 units (No proceedings in progress).

Annual expenses : 600 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€545,000

## Key Information

Internal Area:	90 sqm
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## Location: Nouvelle Aquitaine



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