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## Apartment with patio in Fondaudège

Gironde , Nouvelle Aquitaine



# €599,000

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 and peaceful atmosphere. The entrance leads to a very...

### At a Glance

**Reference** MFH-EAB1613EABX

**Near to** Bordeaux

**Price** €599,000

**Bed** 2

**Bath** 1

**Hab.Space** 90 sqm

**Pool** No

**Land Tax** 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	€599,000

## Key Information

Internal Area:	90 sqm
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## Location: Nouvelle Aquitaine



## Gallery



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