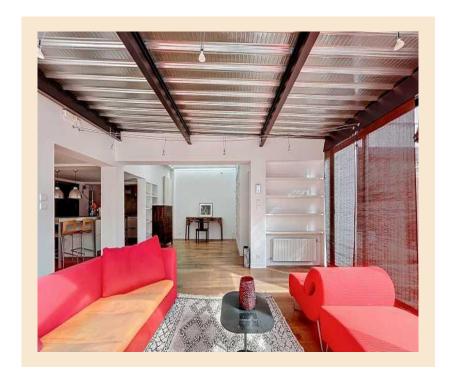


Click to view MFH-EAB1641EABX

Apartment like a house with garden and garage

Gironde, Nouvelle Aquitaine



€842,000

inc. of agency fees

2 Beds 1 Baths 200 sqm

Located in the heart of the Saint Genès district, this 200m2 singlestorey apartment offers generous volumes and the comfort of a home, with the added bonus of a magnificent garden and a terrace of more...

At a Glance

 Reference
 MFH-EAB1641EABX
 Near to
 Bordeaux
 Price
 €842,000

Bed 2 Bath 1 Hab.Space 200 sqm

Pool No Land Tax N/A

Property Description

Located in the heart of the Saint Genès district, this 200m2 single-storey apartment offers generous volumes and the comfort of a home, with the added bonus of a magnificent garden and a terrace of more than 100m2, which is rare in the city center.

The left wing of the apartment opens entirely to the outside, housing a superb 50m2 master suite including a dressing room and an adjoining bathroom. The living room, also open to the outside, includes a lounge, a dining room, a library area and a fully equipped kitchen. At the rear of the apartment, there is a second living room or television area, a toilet, a laundry room, an additional bedroom, a bathroom and a cellar.

A garage completes this set. This property combines all the advantages of city life while offering an exceptional haven of peace, both idyllic and unsuspected.

ENERGY CLASS: C/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between 1,200 and 1,500 euros.

Condominiums of 15 units (No proceedings in progress).

Annual expenses: 1200 euros.

/

Summary

Property type: House Bedrooms: 2
Bathrooms 1

Price

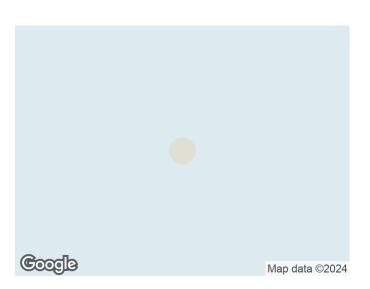
€842,000

Key Information

Internal Area: 200 sqm Has a Garden Yes

Location: Nouvelle Aquitaine





Gallery



























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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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S. and L. BROWN



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