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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 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...

At a Glance

Reference MFH-EAB1641EABX

Bed 2

Near to Bordeaux

Bath 1

Pool No

Price €842,000

Hab.Space 200 sqm

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.

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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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