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## Hangar rehabilitated into a loft with exterior near Nansouty

Gironde , Nouvelle Aquitaine



# €675,000

inc. of agency fees

3 Beds      144 sqm      0.01 ha

A 10-minute walk from Place Nansouty, on the second line, this loft redesigned by an architect comes from the rehabilitation of an old hangar and has retained its original floor and wooden frame. Access...

### At a Glance

<b>Reference</b>	MFH-EAB1697EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€675,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	144 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

A 10-minute walk from Place Nansouty, on the second line, this loft redesigned by an architect comes from the rehabilitation of an old hangar and has retained its original floor and wooden frame.

Access is via a gate from the street and opens onto an interior courtyard of 68 m2. You enter directly into the

bright living room with high ceilings consisting of an open kitchen, a dining room and a cozy living room with fireplace. The combination of raw concrete and the wooden ceiling gives a warm atmosphere to this well-designed loft of 144 m<sup>2</sup> (134 m<sup>2</sup> Carrez). It is made up on the ground floor, past the living room, of a bedroom, 2 bathrooms, a toilet and storage cupboards.

A staircase also gives access to an attic office/TV lounge area as well as the second bedroom. Finally, a third bedroom is located upstairs above the dining room.

Very successful renovation which combines original raw materials, close to shops, transport links to the Toulouse barrier and

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,814 and EUR2,454.

/

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 191 euros.

## Summary

Property type:	House
Bedrooms:	3
Price	€675,000

## Key Information

Internal Area:	144 sqm
Land Area:	0.01 ha

## Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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