

[Click to view MFH-EAB1709EABX](#)

Atypical loft with terrace and double garage

Gironde , Nouvelle Aquitaine



€795,000

inc. of agency fees

6 Beds 1 Baths 237 sqm

200 m from the Saint Nicolas tram stop, this atypical loft of 237 m², resulting from the rehabilitation of an old hangar, belongs to a small co-ownership...

At a Glance

Reference	MFH-EAB1709EABX	Near to	Bordeaux	Price	€795,000
Bed	6	Bath	1	Hab.Space	237 sqm
		Pool	No	Land Tax	N/A

Property Description

200 m from the Saint Nicolas tram stop, this atypical loft of 237 m², resulting from the rehabilitation of an old hangar, belongs to a small co-ownership of 3 lots. It is located on the ground floor of a beautiful stone building and has a double garage on the street side as well as a directly accessible living area and the main part on the courtyard side.

Quietly on the courtyard side, you enter the living room with open fitted kitchen opening onto an outdoor

terrace of 35 m2 facing south. Concrete floor with underfloor heating, exposed metal framework, reversible air conditioning in each room, this comfortable loft combines original services and modern comfort. It has 5 bedrooms with their own bathroom, 2 of which are on the mezzanine. The living area of 45 m2 accessible from the street can be rented or used as an office or practice. A large double garage of 38 m2 completes the property.

The loft codes, the comfort, the double garage, the space accessible from the street are the assets of this atypical property in the center of Bordeaux!

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1710 and EUR2370.

/

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 2000 euros.

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€795,000

Key Information

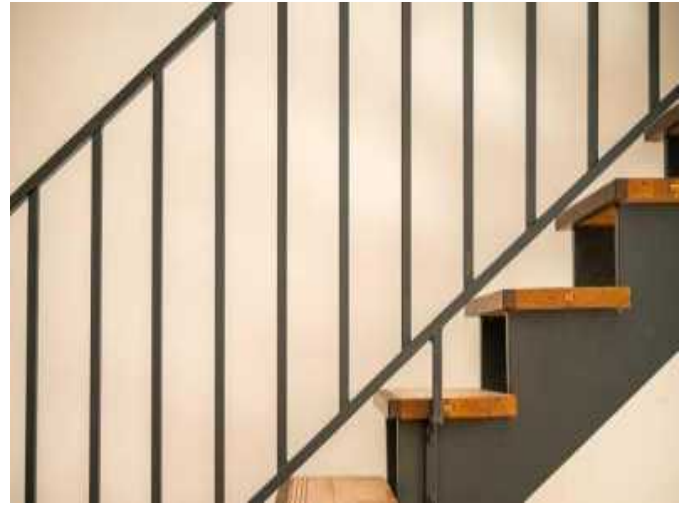
Internal Area:	237 sqm
----------------	---------

Location: Nouvelle Aquitaine



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates