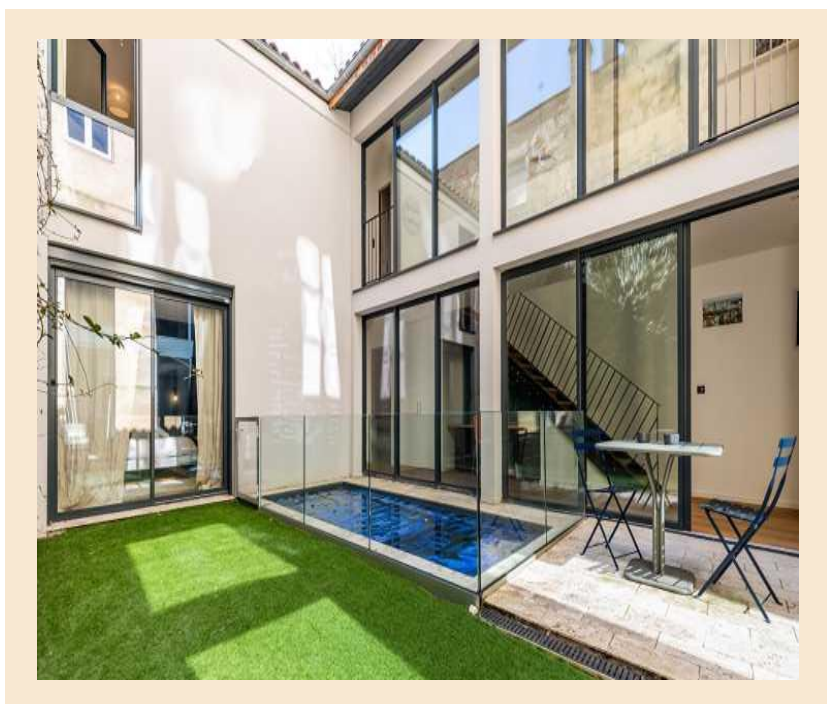


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## Loft house with terrace and swimming pool near the station

Gironde , Nouvelle Aquitaine



**€995,000**

inc. of agency fees

4 Beds      3 Baths      208 sqm

Located in Bordeaux, between Capucins and Gare Saint Jean, close to amenities, this superb loft house of approximately 208m2 with terrace, swimming pool, and garage for 2 vehicles offers great amenities....

### At a Glance

<b>Reference</b>	MFH-EAB1728EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€995,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	208 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in Bordeaux, between Capucins and Gare Saint Jean, close to amenities, this superb loft house of approximately 208m2 with terrace, swimming pool, and garage for 2 vehicles offers great amenities.

Sheltered from prying eyes and from the street, this pretty property entirely open onto its patio with

swimming pool offers beautiful volumes and was made with quality materials. An entrance with storage leads to the large open space living room. Very bright with its high bay windows, it has a pleasant living room, a dining room and a fully fitted and equipped kitchen facing the terrace.

On the night side, this beautiful contemporary offers a charming master suite opening onto the patio and its swimming pool. An office area completes this level.

The first floor has an open relaxation area (cinema lounge, library, games room) and distributes three beautiful bedrooms with shower room and bathroom.

The exterior offers a pleasant swimming pool surrounded by its terrace.

A laundry room and a large closed garage that can accommodate 2 vehicles complete this superb house/loft in an area close to Saint Jean train station, schools, shops, transport and amenities.

ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR740 and EUR1070.

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1300 euros.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€995,000

## Key Information

Internal Area:	208 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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