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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

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



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