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## Bourgeois house with garden and swimming pool in the heart of Bordeaux

Gironde , Nouvelle Aquitaine



**€950,000**

inc. of agency fees

4 Beds      3 Baths      157 sqm

Located in the hyper-center of Bordeaux, near Saint Michel, this spacious 157m<sup>2</sup> house offers refined privacy in a green setting on the second line on the garden side. From the entrance, a corridor leads...

### At a Glance

<b>Reference</b>	MFH-EAB1734EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€950,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	157 sqm
		<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the hyper-center of Bordeaux, near Saint Michel, this spacious 157m<sup>2</sup> house offers refined privacy in a green setting on the second line on the garden side.

From the entrance, a corridor leads to two bedrooms, one of which has a dressing room and adjoining

bathroom opening onto the patio. Upstairs, two other bedrooms, a bathroom and a powder room offer a practical layout on the courtyard side.

The garden level accommodates a generous living-dining room space decorated with a fireplace, bathed in light and facing the south-facing garden. A fitted kitchen, a laundry room, plenty of storage space and a cellar complete this level.

The garden, a true urban oasis, extends over 150m<sup>2</sup> with an 8mx4m heated swimming pool and a functional summer kitchen, offering a quiet escape in the heart of the city.

The unobstructed view of the old church and the Bordeaux stone ramparts give this property a serene and preserved atmosphere. Two secure parking spaces with direct access complete this exceptional property.

A contemporary renovation will highlight the full potential of this house and its heavenly garden in the heart of

**ENERGY CLASS: D / CLIMATE CLASS: B.** Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR2,060 and EUR2,850.

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 2400 euros.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€950,000

## Key Information

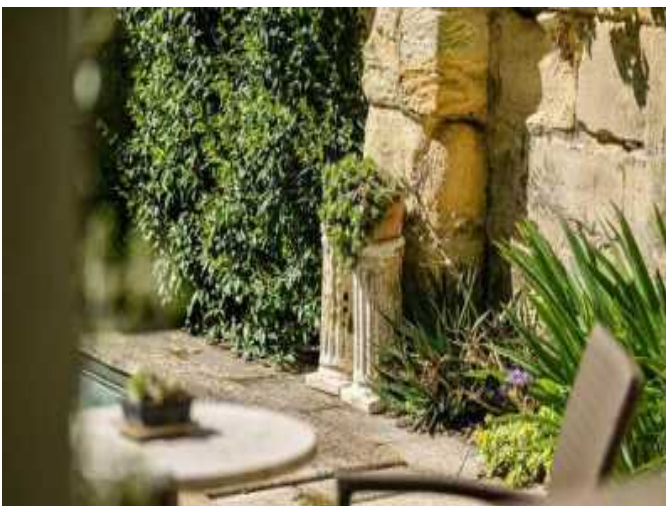
Internal Area:	157 sqm
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine





## Gallery







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**C. BAUER – Sunday Times**

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