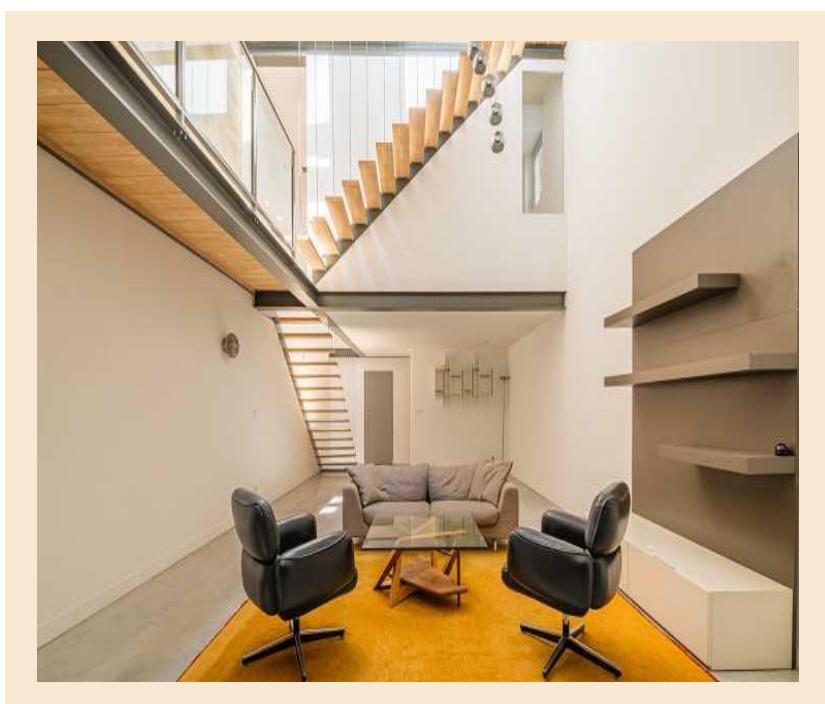


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Contemporary loft with garage and rooftop in the Old Town

Gironde , Nouvelle Aquitaine



€799,000

inc. of agency fees

3 Beds

174 sqm

Ideally located between the Saint-Michel and Sainte-Croix districts, this freehold loft is nestled back from the street, guaranteeing total privacy. With its 175 square meters spread over three levels,...

At a Glance

Reference MFH-EAB1732EABX

Near to Bordeaux

Price €799,000

Bed 3

Pool No

Hab.Space 174 sqm

Land Tax N/A

Property Description

Ideally located between the Saint-Michel and Sainte-Croix districts, this freehold loft is nestled back from the street, guaranteeing total privacy. With its 175 square meters spread over three levels, this property offers three bedrooms with adjoining bathrooms, as well as a rooftop of almost 20 square meters facing west and a garage.

The discovery of the loft begins with a majestic living room, where an open and fully equipped kitchen welcomes light and offers an atmosphere of absolute calm.

The combination of polished concrete, the suspended staircase and raw wood gives this space a resolutely contemporary and sophisticated character. On the first floor, two bedrooms, each with its own bathroom, are arranged on either side of an elegant walkway, providing welcome privacy.

On the second level, a third bedroom with bathroom and dressing room completes this modern and comfortable living space. Finally, the sunny rooftop will be the ideal place to organize barbecues with friends or to relax and enjoy the sun.

With its central location in the heart of the city, its private garage and its high-end finishes, this loft represents a true rare pearl.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: EUR1,230.

/

Condominiums of 2 units (No proceedings in progress).

Annual expenses : 2700 euros.

Summary

Property type: Apartment
Bedrooms: 3
Price: €799,000

Key Information

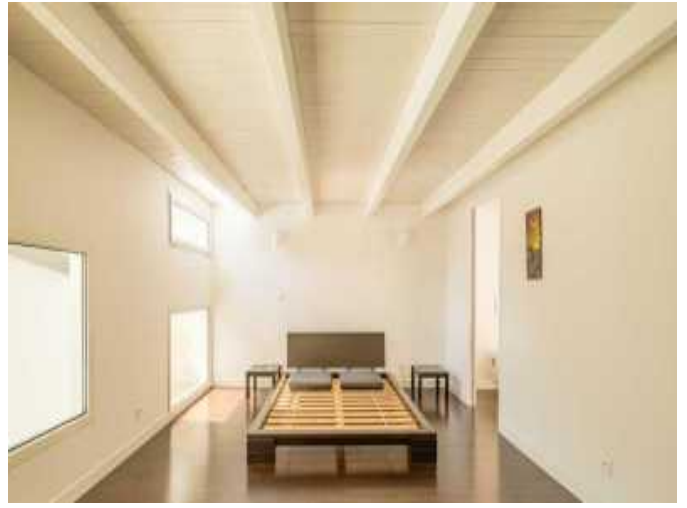
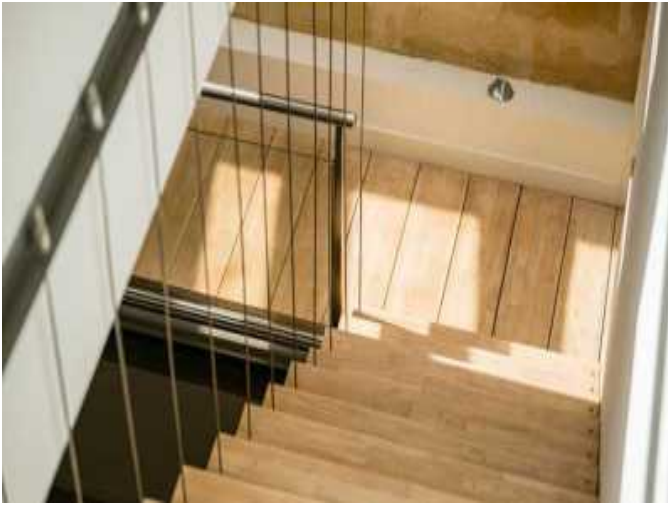
Internal Area: 174 sqm

Location: Nouvelle Aquitaine



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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

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.

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