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## Apartment with large garden and cellar

Gironde , Nouvelle Aquitaine



**€450,000**

inc. of agency fees

2 Beds

90 sqm

Located just 100 meters from the Saint Nicolas tram stop, this atypical second-line apartment is part of a condominium of 12 lots. It offers a beautiful, peaceful living space while being in the heart...

### At a Glance

Reference MFH-EAB1757EABX

Near to Bordeaux

Price €450,000

Bed 2

Pool No

Hab.Space 90 sqm

Land Tax N/A

### Property Description

Located just 100 meters from the Saint Nicolas tram stop, this atypical second-line apartment is part of a condominium of 12 lots. It offers a beautiful, peaceful living space while being in the heart of the city center.

Entrance is via a private stone staircase which leads to the apartment. Going down, you access a corridor leading directly to a bright living room, opening onto a large planted garden with a 115 sqm terrace. The raw materials, wood and workshop glass roofs give this space a warm and cozy atmosphere.

The kitchen is open to the dining room and living room, creating a friendly and functional space. Two beautiful 14 sqm bedrooms, on the second day, open onto the living room through pretty workshop windows without a direct view, adding a touch of elegance and intimacy.

A bathroom and separate toilets complete this floor. On the lower floor, two vaulted stone cellars of 25 sqm each, with polished concrete floors and storage space, have been fitted out to provide multi-purpose spaces: storage, TV lounge, music room or gym.

This apartment has a floor area of 80 sqm (76 sqm Carrez law) in addition to 53 sqm of fitted cellars. A rare and atypical property, full of charm, in the heart of Bordeaux, close to all amenities!

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2018: between 830 and 1160 euros.

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Condominiums of 12 units (No proceedings in progress).

Annual expenses : 1596 euros.

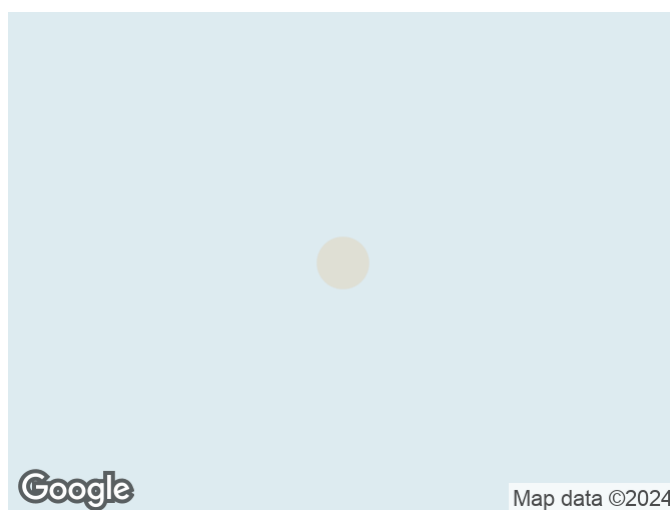
## Summary

Property type: Apartment  
Bedrooms: 2  
Price: €450,000

## Key Information

Internal Area: 90 sqm

## Location: Nouvelle Aquitaine



## Gallery





As Featured in

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**C. BAUER – Sunday Times**

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