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Former printing house rehabilitated into an exceptional residence in Bouscat

Gironde , Nouvelle Aquitaine



€1,312,500

inc. of agency fees

4 Beds 1 Baths 256 sqm 0.08 ha

Nestled in the heart of Bouscat, this renovated former printing works offers you a unique and elegant home of 256 sqm, entirely on one level. Ideally located near schools and shops, this residence combines...

At a Glance

Reference	MFH-EAB1759EABX	Near to	Bordeaux	Price	€1,312,500
Bed	4	Bath	1	Hab.Space	256 sqm
Land	0.08 ha	Pool	No	Land Tax	N/A

Property Description

Nestled in the heart of Bouscat, this renovated former printing works offers you a unique and elegant home of 256 sqm, entirely on one level. Ideally located near schools and shops, this residence combines old-world charm with modern comfort, all set in a vast landscaped garden with swimming pool.

From the moment you enter, the charm operates. The 140 sqm living room, decorated with a fireplace and illuminated by more than 10 m of bay windows, offers a breathtaking view of the garden.

The open kitchen, fitted and equipped, opens onto the living room, offering a spacious and harmonious living space. A pantry adjoining the kitchen adds a touch of practicality to this refined setting.

The house has three bedrooms, each with its own en-suite shower room, ensuring comfort and privacy for all members of the family.

The master suite, a true haven of peace, has a dressing room and a private bathroom, and is built around a pretty green patio.

Outside, the large landscaped garden invites you to relax and enjoy outdoor activities. The swimming pool and its superb covered terrace with outdoor lounge are ideal for hot summer days. A large garage completes this exceptional property, providing additional and secure storage space.

Come and discover this unique place, where every detail has been thought of to offer an exceptional living environment, combining old-world charm and modern comfort.

ENERGY CLASS: C/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 2470 and 3460 euros.

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Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,312,500

Key Information

Internal Area:	256 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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