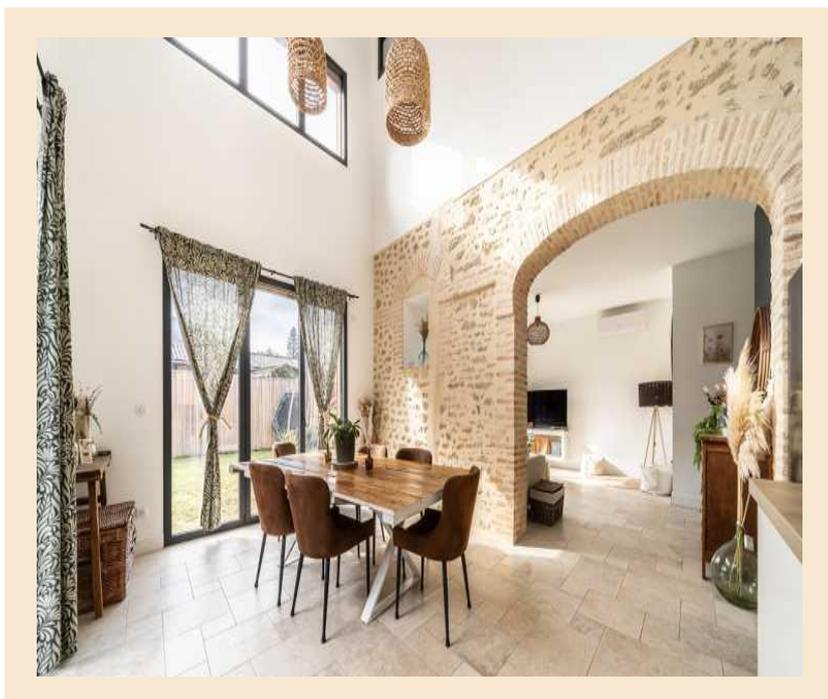


[Click to view MFH-EAB1771EAAR](#)

Old renovated hay dryer in Salles

Gironde , Nouvelle Aquitaine



€598,000

inc. of agency fees

4 Beds 1 Baths 145 sqm 0.06 ha

In the heart of the city center, a stone's throw from all amenities, this old hay dryer of approximately 145m², completely renovated by an architect, will seduce you with its unique character and its...

At a Glance

Reference	MFH-EAB1771EAAR	Near to	Bordeaux	Price	€598,000
Bed	4	Bath	1	Hab.Space	145 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of the city center, a stone's throw from all amenities, this old hay dryer of approximately 145m², completely renovated by an architect, will seduce you with its unique character and its quality services. From the moment you enter, the charm operates. The living room benefits from beautiful light thanks to its numerous openings, and a unique character with the original stone. On one side, a living room with fitted and equipped kitchen enhanced by high ceilings and exposed original beams. On the other, a living room with a wood stove. On this same level, a bedroom with adjoining bathroom that can be used as an office. The

custom-made wooden staircase leads to the bedrooms on the first floor. On this level, a beautiful bright master suite, with a bathroom, a dressing room and a separate WC. In the extension, two bedrooms with a shared bathroom. Outside, a plot of land of more than approximately 570m² gives way to a terrace. The land offers the possibility of building a swimming pool, the building permit has already been filed and approved by the town hall. ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 560 and 810 Euros. Audrey COLLINS (EI)

Condominiums of 2 units.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€598,000

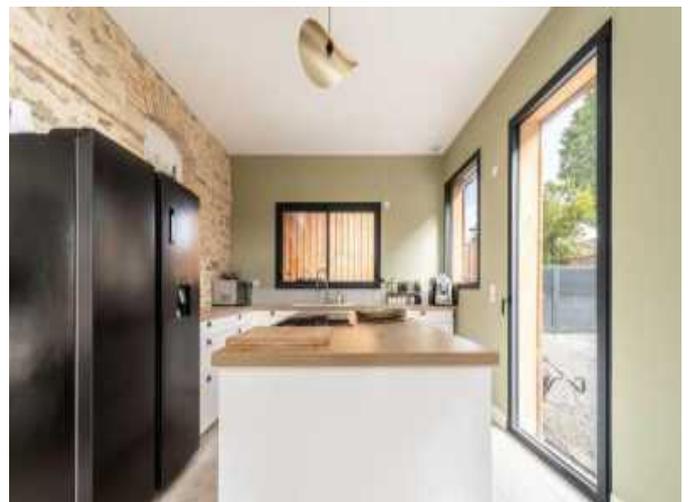
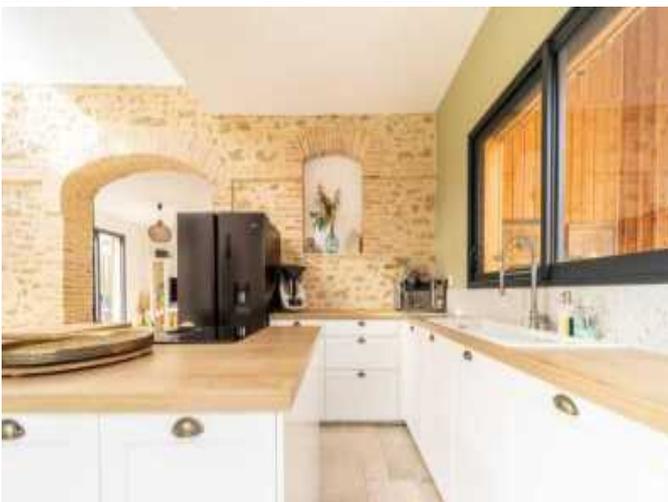
Key Information

Year Built:	2019
Internal Area:	145 sqm
Land Area:	0.06 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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