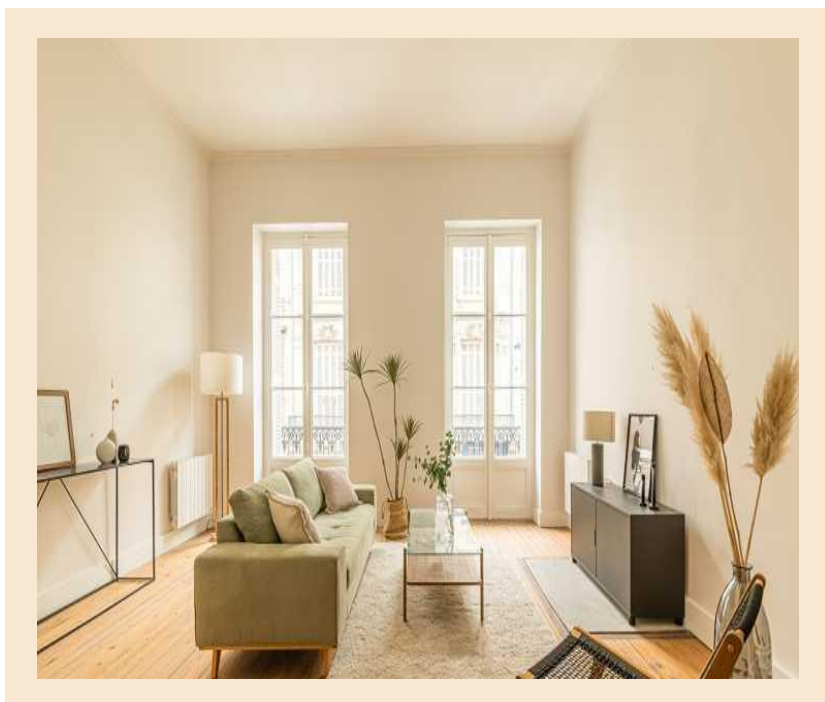


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## Beautiful apartment at the Palais Gallien

Gironde , Nouvelle Aquitaine



**€749,000**

inc. of agency fees

3 Beds    1 Baths    110.61 sqm

Ideally located in a small condominium of two lots, this magnificent, completely renovated 110m2 apartment is located on the 1st floor of a beautiful...

### At a Glance

<b>Reference</b>	MFH-EAB1614EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€749,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	110.61 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in a small condominium of two lots, this magnificent, completely renovated 110m2 apartment is located on the 1st floor of a beautiful stone building.

The entrance, with numerous possibilities for development, leads to a double living room including a dining room and a lounge.

The recent renovation was carried out with quality materials, giving the apartment a modern and elegant

atmosphere. The kitchen, modern and functional, is arranged alongside the dining room. The large living room, bathed in natural light thanks to large windows, offers a bright and friendly living space. The sleeping area, for its part, is devoted to two bedrooms, a bathroom and a master suite with its bathroom and dressing room.

The apartment is located in a popular area, close to shops, schools, parks and public transport, thus offering a practical and pleasant living environment.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 800 and 1,120 euros.

/

Condominiums of 2 units (No proceedings in progress).

Annual expenses : 1000 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€749,000

## Key Information

Internal Area:	110.61 sqm
Property Features:	<ul style="list-style-type: none"><li>Balcony: 2</li></ul>

## Location: Nouvelle Aquitaine



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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**

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