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## The cocoon of Holy Cross

Gironde , Nouvelle Aquitaine



# €365,000

inc. of agency fees

1 Beds

67.83 sqm

Located a few steps from the quays, in the heart of the historic Sainte-Croix district, in a quiet street, this 68 sqm apartment is on the first floor of a magnificent stone building. As soon as you enter,...

### At a Glance

**Reference** MFH-EAB1800EABX

**Near to** Bordeaux

**Price** €365,000

**Bed** 1

**Pool** No

**Hab.Space** 67.83 sqm

**Land Tax** N/A

### Property Description

Located a few steps from the quays, in the heart of the historic Sainte-Croix district, in a quiet street, this 68 sqm apartment is on the first floor of a magnificent stone building.

As soon as you enter, you will immediately be charmed by the spacious living room, perfect for receiving your guests. Exposed stone walls add a touch of character and warmth to the entire apartment.

The kitchen, open to the living room, is functional and very well equipped, ideal for preparing meals in a

friendly atmosphere. The room, spacious and comfortable, offers a soothing space. A modern bathroom completes this sleeping area. Finally, a 20 sqm pantry, offering ample storage space, completes this apartment with its many assets.

Close to the quays, shops and transport, the apartment benefits from an ideal location, whether for a pied-à-terre or an annual or seasonal rental investment.

ENERGY CLASS: D/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 840 and 1190 euros.

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Condominiums of 5 units (No proceedings in progress).

Annual expenses : 350 euros.

## Summary

Property type: Apartment  
Bedrooms: 1  
Price: €365,000

## Key Information

Internal Area: 67.83 sqm

## Location: Nouvelle Aquitaine



## Gallery







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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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