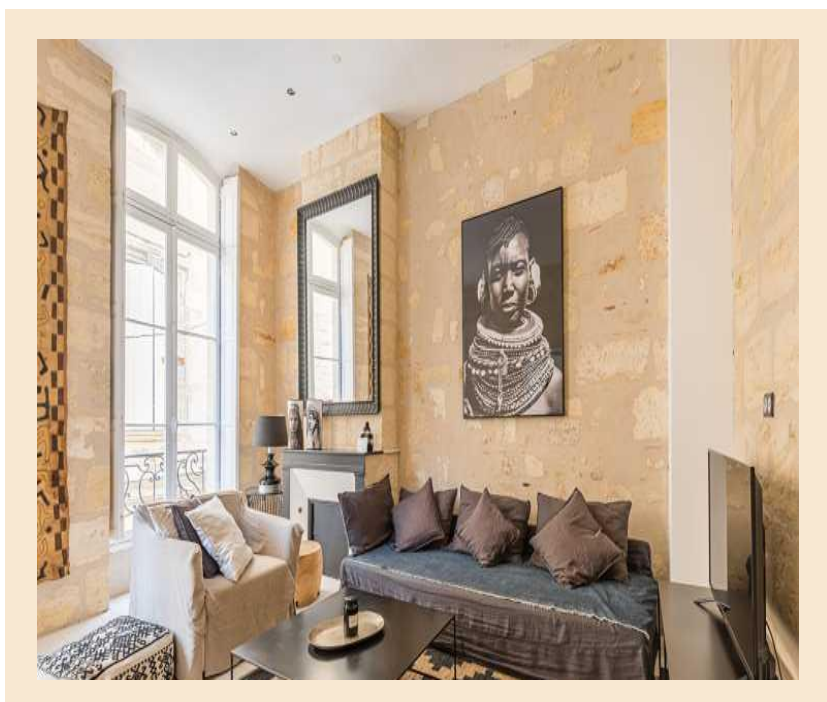


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The elegant renovated duplex in the city center

Gironde , **Nouvelle Aquitaine**



€499,000

inc. of agency fees

2 Beds

80.61 sqm

In the heart of Bordeaux city center and on a pedestrian street, this 81m2 duplex apartment is located on the first and second floors of a beautiful stone building. The high ceilings and southern exposure...

At a Glance

Reference MFH-EAB1809EABX

Near to Bordeaux

Price €499,000

Bed 2

Pool No

Hab.Space 80.61 sqm

Land Tax N/A

Property Description

In the heart of Bordeaux city center and on a pedestrian street, this 81m2 duplex apartment is located on the first and second floors of a beautiful stone building.

The high ceilings and southern exposure provide sublime brightness, highlighting the marriage of

contemporary materials and original materials such as stone and parquet flooring.

The first level of the apartment is composed of a beautiful living room with generous volumes, an ultra-contemporary open kitchen and a separate toilet.

The second floor has two large bedrooms with the appearance of a hotel suite, each equipped with cupboards, and a bathroom with double sinks. Note that the apartment enjoys a mixed use of housing and commerce, rare for short-term rental investors.

A stone's throw from a pretty Bordeaux square, this apartment enjoys both a hyper-center location and calm and serenity thanks to an elegant, careful renovation.

ENERGY CLASS: E / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,470 and EUR1,990.

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Condominiums of 5 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type: Apartment
Bedrooms: 2
Price: €499,000

Key Information

Internal Area: 80.61 sqm

Location: Nouvelle Aquitaine



Gallery





As Featured in

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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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C. BAUER – Sunday Times

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