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Attic apartment with terrace

Gironde , Nouvelle Aquitaine



€450,000

inc. of agency fees

2 Beds

90 sqm

Located in the popular Tondu district, 400 meters from the Hôtel de Police tram stop, this attic apartment is part of a small, well-maintained condominium, nestled in a typical Bordeaux stone building....

At a Glance

Reference MFH-EAB1825EABX

Near to Bordeaux

Price €450,000

Bed 2

Pool No

Hab.Space 90 sqm

Land Tax N/A

Property Description

Located in the popular Tondu district, 400 meters from the Hôtel de Police tram stop, this attic apartment is part of a small, well-maintained condominium, nestled in a typical Bordeaux stone building.

On the first and top floor, the entrance opens directly onto a bright L-shaped living room, including a fully equipped kitchen. This room gives access to a charming 9 sqm terrace, ideal for enjoying the sunny days. The exposed beams and teak parquet flooring add a warm and friendly atmosphere to the whole. The

apartment offers a floor area of 90 sqm (75 sqm Carrez law), optimizing each space.

The sleeping area consists of two bedrooms with built-in storage. You will also find a bathroom equipped with a double sink, as well as a separate toilet.

A staircase leads to the lower floor, where an additional room is hidden that can be used as a spare bedroom or TV lounge, with a laundry room discreetly integrated into a large wall cupboard.

This apartment, intelligently designed and optimized thanks to its numerous storage spaces, is located in a pleasant area of Bordeaux, in the immediate vicinity of all amenities.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR750 and EUR1070/year.

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Condominiums of 4 units (No proceedings in progress).

Annual expenses : 300 euros.

Summary

Property type: Apartment
Bedrooms: 2
Price: €450,000

Key Information

Internal Area: 90 sqm

Location: Nouvelle Aquitaine



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