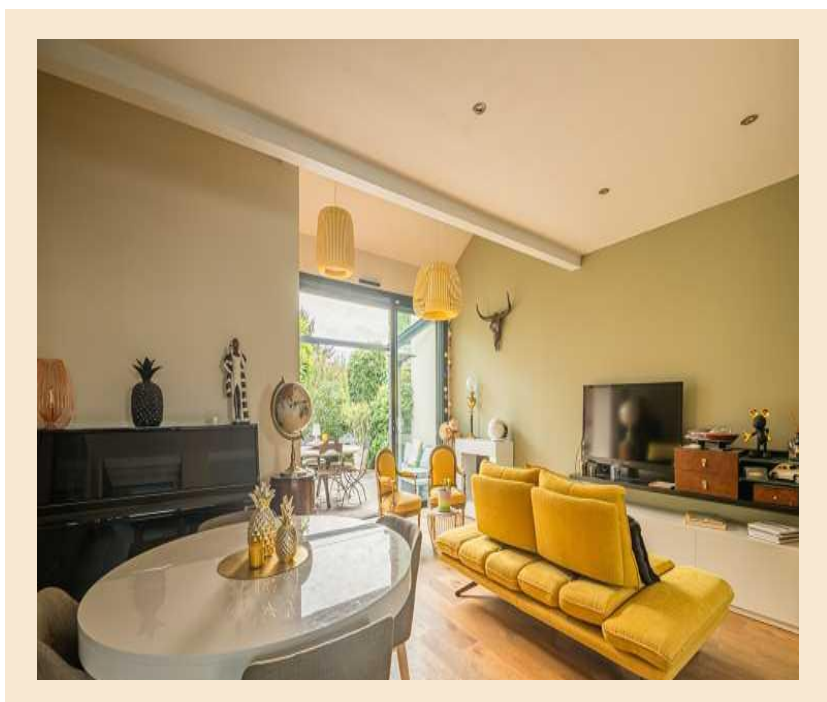


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Elegant double shop with garden and garage in Bouscat

Gironde , Nouvelle Aquitaine



€839,000

inc. of agency fees

5 Beds

153 sqm

This charming 125 sqm double shop, spread over two levels, harmoniously combines traditional charm and modernity in the heart of Bouscat. From the entrance, the authenticity of the place is expressed...

At a Glance

Reference MFH-EAB1824EABX
Bed 5

Near to Bordeaux
Pool No

Price €839,000
Hab.Space 153 sqm
Land Tax N/A

Property Description

This charming 125 sqm double shop, spread over two levels, harmoniously combines traditional charm and modernity in the heart of Bouscat.

From the entrance, the authenticity of the place is expressed through the period cement tiles, leading to a

fitted and equipped kitchen, opening onto a large living room. Large bay windows flood the space with natural light and open onto a garden with terrace and jacuzzi, creating an invitation to relax. The ground floor also includes a functional office, a large laundry room, as well as a generous master suite with dressing room and adjoining shower room, ensuring absolute comfort.

Upstairs, two additional bedrooms offer cozy spaces, sharing a modern shower room. To complete this set, a large garage with a floor converted into an independent studio offers many possibilities.

This true haven of peace has been carefully designed, with every detail having been thought out to offer an ideal living environment.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1020 and 1440 euros.

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Summary

Property type:	House
Bedrooms:	5
Price	€839,000

Key Information

Internal Area:	153 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery







As Featured in

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C. BAUER – Sunday Times

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