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House in the heart of Saint-Michel with garage and terrace

Gironde , Nouvelle Aquitaine



€698,000

inc. of agency fees

4 Beds

140 sqm

In the heart of the Saint-Michel district, this 140 m2 stone house with 2 floors offers beautiful living spaces, a large garage and a south-facing terrace. On the ground floor, the building's landing...

At a Glance

Reference MFH-EAB1827EABX

Near to Bordeaux

Price €698,000

Bed 4

Pool No

Hab.Space 140 sqm

Land Tax N/A

Property Description

In the heart of the Saint-Michel district, this 140 m2 stone house with 2 floors offers beautiful living spaces, a large garage and a south-facing terrace.

On the ground floor, the building's landing door opens onto a corridor providing access to the garage, a large

vaulted stone cellar, the stairwell serving the house and finally a first bedroom with shower room and separate toilet.

The 34 m² garage has an electric metal shutter opening from the street. On the first floor, we discover the living room with fitted kitchen on balcony, an interior patio that can be used as an office leading to a bedroom with shower room and a separate toilet. Finally, on the top floor, the house consists of 2 bedrooms, 1 shower room, 1 separate toilet and a beautiful 23 m² south-facing terrace.

This city center house has all the assets for a city life in the heart of the city!

ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,920 and EUR2,250/year.

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Summary

Property type: House
Bedrooms: 4
Price: €698,000

Key Information

Internal Area: 140 sqm

Location: Nouvelle Aquitaine



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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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