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## House designed as a loft with terrace and garage

Gironde , Nouvelle Aquitaine



**€659,000**

inc. of agency fees

3 Beds

109 sqm

Exclusivity ESPACES ATYPIQUES  
Ideally located in the Émile Zola district, between the Pessac barrier and the Médoquine, this characterful loft is the result of the rehabilitation of an old ironworks....

### At a Glance

**Reference** MFH-EAB1865EABX

**Near to** Bordeaux

**Price** €659,000

**Bed** 3

**Pool** No

**Hab.Space** 109 sqm

**Land Tax** N/A

### Property Description

Exclusivity ESPACES ATYPIQUES

Ideally located in the Émile Zola district, between the Pessac barrier and the Médoquine, this characterful loft is the result of the rehabilitation of an old ironworks. As soon as you enter, a large double garage of 40 sqm

awaits you.

A corridor then leads to a laundry room, a dressing room, a toilet, and finally to a bright living room with a fireplace. The open kitchen, fully equipped, opens onto a charming terrace facing south-west, ideal for enjoying the sun.

Upstairs, two bedrooms with storage space face each other and share a bathroom and separate toilet. A third bedroom is a master suite with its own dressing room and private bathroom.

This unique living space, full of charm, benefits from a privileged location out of sight.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 960 and 1350 euros.

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## Summary

Property type: House  
Bedrooms: 3  
Price: €659,000

## Key Information

Internal Area: 109 sqm

## Location: Nouvelle Aquitaine



## Gallery









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