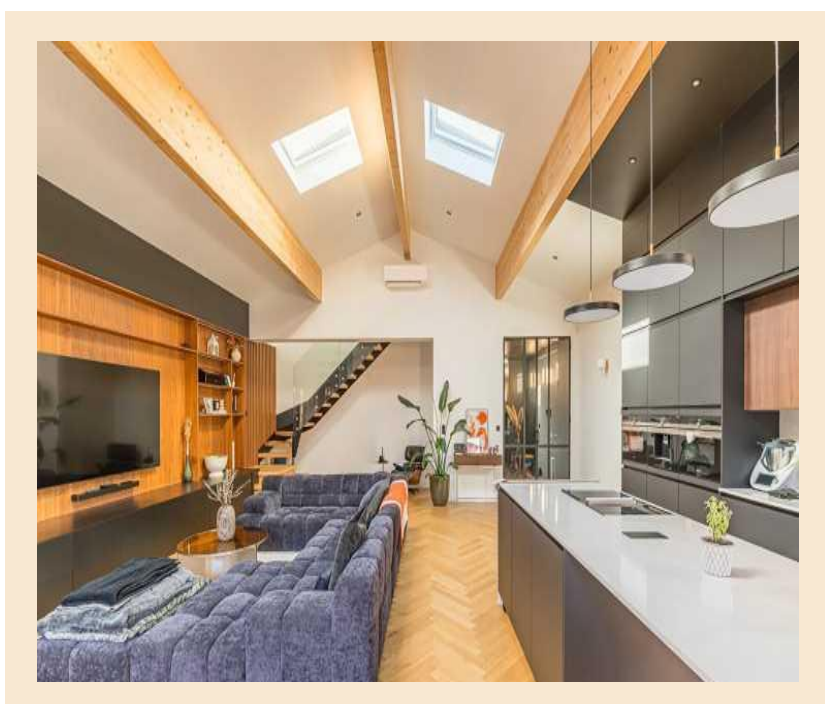


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Old garage converted into a loft with swimming pool and garage

Gironde , Nouvelle Aquitaine



€1,299,000

inc. of agency fees

4 Beds 1 Baths 230 sqm

Located in Bègles, a few meters from Bordeaux, this loft-style house, completely redesigned by an architect, is the result of the rehabilitation of an old garage. In a quiet and completely private setting,...

At a Glance

Reference	MFH-EAB1898EABX	Near to	Bordeaux	Price	€1,299,000
Bed	4	Bath	1	Hab.Space	230 sqm
		Pool	Yes	Land Tax	N/A

Property Description

Located in Bègles, a few meters from Bordeaux, this loft-style house, completely redesigned by an architect, is the result of the rehabilitation of an old garage. In a quiet and completely private setting, this home offers large, bright spaces thanks to numerous openings.

Access is via a double garage or via a superb entrance with custom-made storage. You enter directly into the living room bathed in light, with high ceilings, composed of an open kitchen, a dining room and a cozy living room with a wood stove. The combination of contemporary style and wooden ceiling gives a warm atmosphere to this 230 sqm loft, carefully designed.

On the ground floor is a master suite with dressing room and bathroom, including a walk-in shower and a bathtub.

The whole is built around a south-facing patio, with terrace and heated swimming pool.

A beautiful wooden staircase leads upstairs, where there is a suite with a shower room as well as two bedrooms sharing an additional shower room.

The strong character of a sought-after architecture, a very modern decoration and high-end equipment make this villa an exceptional property. Guaranteed to be loved!

ENERGY CLASS: B

Lea Zammit (EI)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,299,000

Key Information

Year Built:	2022
Internal Area:	230 sqm
Has a Garden	Yes
Swimming Pool?	Yes

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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