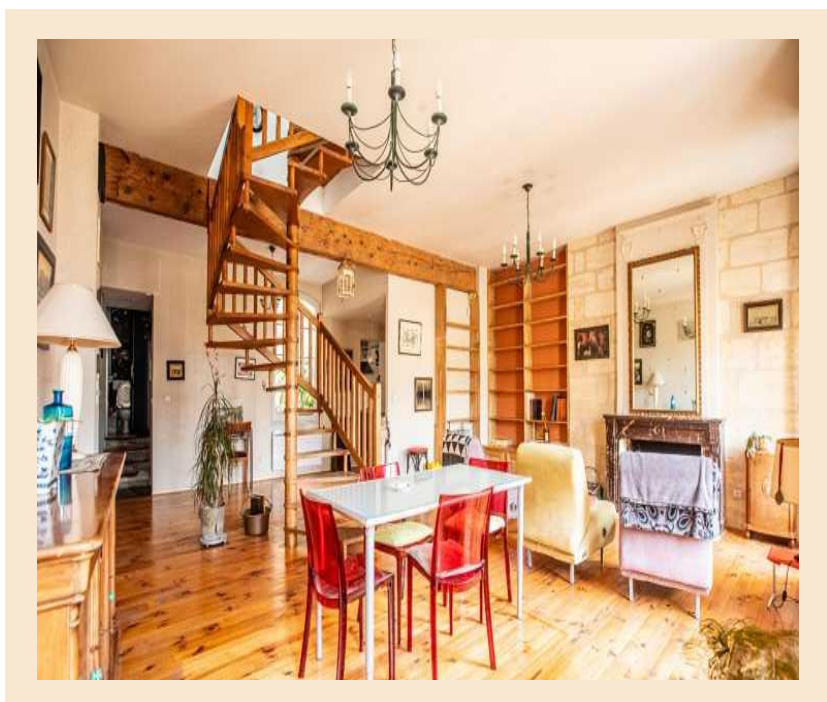


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Apartment with terrace and breathtaking view of the Flèche Saint-Michel

Gironde , Nouvelle Aquitaine



€599,000

inc. of agency fees

3 Beds

163.9 sqm

Located in an emblematic street of Sainte Croix, this spacious apartment of approximately 163m² on floor space (130m² Carrez law) enjoys exceptional proximity to the majestic Saint-Michel spire. Its major...

At a Glance

Reference MFH-EAB1580EABX

Near to Bordeaux

Price €599,000

Bed 3

Pool No

Hab.Space 163.9 sqm

Land Tax N/A

Property Description

Located in an emblematic street of Sainte Croix, this spacious apartment of approximately 163m² on floor space (130m² Carrez law) enjoys exceptional proximity to the majestic Saint-Michel spire.

Its major asset lies in its 17m² terrace which offers a captivating panorama over the roofs of The ground

floor offers a generous living room decorated with magnificent period solid parquet flooring, decorated with a fireplace and highlighted by blonde stone walls.

The small kitchen opens onto an interior courtyard, this level is completed by a WC. The upper floor houses two bedrooms, an office that can be used as a guest bedroom, a spacious dressing room and a bathroom. The next level has a second kitchen which opens onto the terrace, as well as a charming little attic.

The harmony between authentic charm and warm spaces makes this apartment an ideal place for a family. Its privileged location facilitates access to public transport, shops and nearby schools.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1,050 and 1,460 euros.

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1000 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€599,000

Key Information

Internal Area:	163.9 sqm
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Location: Nouvelle Aquitaine



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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