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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...

### 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.

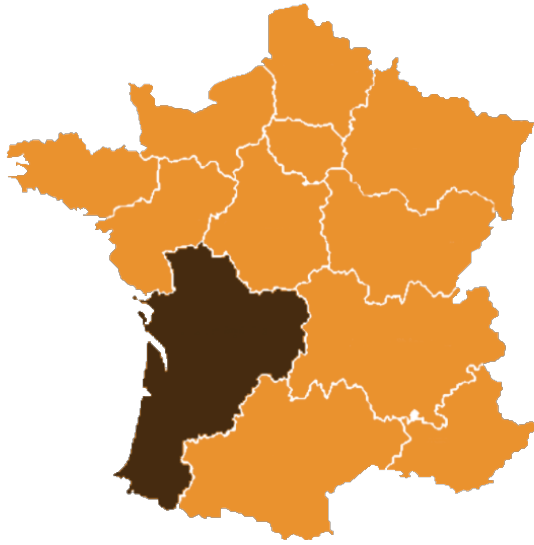
## Summary

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

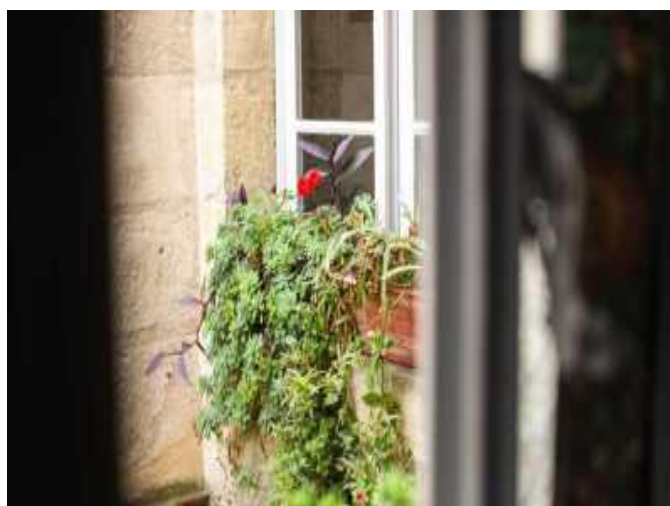
## Key Information

Internal Area:	163.9 sqm
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## Location: Nouvelle Aquitaine



## Gallery







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**C. BAUER – Sunday Times**

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