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Charming renovated fisherman's house in l'Aiguillon

Gironde , Nouvelle Aquitaine



€1,398,000

inc. of agency fees

5 Beds 1 Baths 190 sqm 0.05 ha

In the heart of the authentic Aiguillon district, close to shops and schools, this 190m2 loft-style villa seduces with its volumes, its 540m2 exterior with heated swimming pool and its energy performance....

At a Glance

Reference	MFH-EAB1942EAAR	Near to	Bordeaux	Price	€1,398,000
Bed	5	Bath	1	Hab.Space	190 sqm
Land	0.05 ha	Pool	Yes	Land Tax	N/A

Property Description

In the heart of the authentic Aiguillon district, close to shops and schools, this 190m2 loft-style villa seduces with its volumes, its 540m2 exterior with heated swimming pool and its energy performance.

From the entrance, the 70m2 living room, bathed in light, stands out as the living space of this house. The

open fitted and equipped kitchen, designed for moments of conviviality, extends harmoniously towards the living room / dining room area. The whole opens onto the outdoor space facing east. Two bedrooms, one of which has a shower room, a dressing room and a separate toilet complete this level.

The upper floor offers three bright and comfortable bedrooms, one of which has a shower room, a bathroom and a separate toilet. This functional layout offers a perfect configuration for family life. The exterior is a true haven of peace where we find a spacious terrace, a summer kitchen, a lounge area, and a swimming pool.

A garage, a garden shed and a parking space make this property warm, comfortable and practical.

Contact: Mathilde Antoine

ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1,490 and 2,080 euros.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,398,000

Key Information

Internal Area:	190 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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