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## Stone house with terraces

Gironde , Nouvelle Aquitaine



**€549,000**

inc. of agency fees

5 Beds

113 sqm

Located in the Brémontier district, near the Nicolas high school, this 113 sqm stone house was recently renovated after a shared apartment left. This building offers on the ground floor a large living...

### At a Glance

**Reference** MFH-EAB1950EABX

**Near to** Bordeaux

**Price** €549,000

**Bed** 5

**Pool** No

**Hab.Space** 113 sqm

**Land Tax** N/A

### Property Description

Located in the Brémontier district, near the Nicolas high school, this 113 sqm stone house was recently renovated after a shared apartment left.

This building offers on the ground floor a large living space of over 45m<sup>2</sup> where there is a living room/dining room with an open fitted kitchen, as well as a separate toilet.

A staircase leads to the first floor, where a hallway serves two bedrooms, each with access to its own balcony

or terrace.

This level also includes a shower room with toilet, a third bedroom, and a laundry room. On the second floor, two other bedrooms open onto a large terrace offering a clear view of the rooftops. A shower room with toilet and a laundry room/storage space complete this floor.

Located in a quiet area, this house is ideal for a large family, a shared apartment or professional use (offices). In the immediate vicinity of shops, transport and schools, it combines comfort, practicality and authentic charm.

**ENERGY CLASS: C / CLIMATE CLASS: A.** Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: between 850 and 1190 euros.

Lea Zammit (EI)

## Summary

Property type:	House
Bedrooms:	5
Price	€549,000

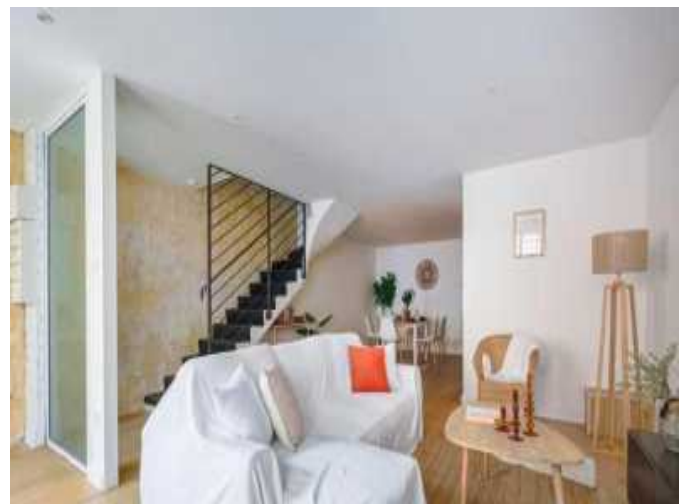
## Key Information

Internal Area:	113 sqm
Has a Garden	Yes

## Location: Nouvelle Aquitaine



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