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## Charming Bordeaux shop with garden and outbuilding in Bouscat

Gironde , Nouvelle Aquitaine



**€735,000**

inc. of agency fees

3 Beds      135 sqm      0.01 ha

Nestled in a peaceful street, in Bouscat, a stone's throw from the shops, this carefully renovated double shop gem combines old-world charm and modern...

### At a Glance

<b>Reference</b>	MFH-EAB1962EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€735,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	135 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

Nestled in a peaceful street, in Bouscat, a stone's throw from the shops, this carefully renovated double shop gem combines old-world charm and modern comfort.

Upon entering, an elegant corridor in cement tiles, a timeless signature of Bordeaux shops, leads to two

beautiful bedrooms on the facade side, each with its own dressing room and adjoining shower room. A discreet staircase leads you to a large bedroom in the basement, a real cocoon, as well as a functional laundry room.

The living room, the beating heart of the house, is organized around a majestic, working fireplace and an open, warm and fully equipped kitchen. This space bathed in light, thanks to large bay windows, opens onto an intimate garden, not overlooked, with a terrace and swimming pool, the promise of suspended moments. At the back of the plot, a superb 30 sqm outbuilding, with exposed beams, offers a multitude of possibilities: independent studio, work space or fourth bedroom according to your desires.

A rare place, where authenticity meets elegance, to discover without delay.

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## Summary

Property type:	House
Bedrooms:	3
Price	€735,000

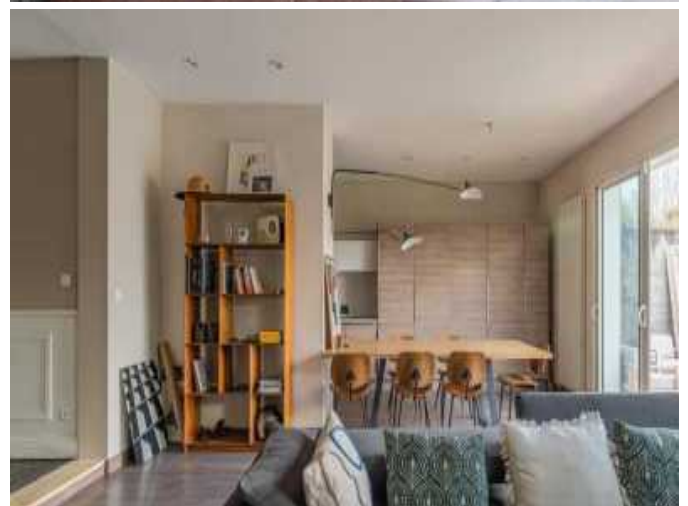
## Key Information

Internal Area:	135 sqm
Land Area:	0.01 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery





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