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Charming double shop with garden

Gironde , Nouvelle Aquitaine

€1,030,000

inc. of agency fees

5 Beds 1 Baths 169 sqm 0.02 ha

Located on a quiet street just a stone's throw from Place Marie Brizard in the sought-after Fondaudège district, this 169m2 shop has 4 bedrooms, an office and a 45m2 garden. As soon as you enter, this...

At a Glance

Reference	MFH-EAB1963EABX	Near to	Bordeaux	Price	€1,030,000
Bed	5	Bath	1	Hab.Space	169 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Located on a quiet street just a stone's throw from Place Marie Brizard in the sought-after Fondaudège district, this 169m2 shop has 4 bedrooms, an office and a 45m2 garden.

As soon as you enter, this house seduces with its character and its old features: magnificent cement tiles, Hungarian-point parquet flooring and a marble fireplace. The hallway leads to a first bedroom, an office and a shower room. The bright and open living space is made up of two distinct areas: a cosy living room with a

working fireplace and a dining room bathed in light, thanks to its large bay windows and its zenithal glass roof.

As an extension, a pleasant 45sqm garden with trees invites you to relax. The fully equipped kitchen is extended by a large pantry, thus offering a beautiful living space on a daily basis. A dressing room leads to a beautiful master suite, with its spacious adjoining bathroom. Upstairs, two additional bedrooms and a shower room complete this ideal home for a family.

A 14 sqm garage that can park a small car or two-wheelers, and a dug wine cellar complete this pretty house. In the immediate vicinity of the Croix de Seguey tramway, the shops on rue Fondaudège and the schools, this shop is a great opportunity.

ENERGY CLASS: C / CLIMATE CLASS: A.

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Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,030,000

Key Information

Internal Area:	169 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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