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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...

### At a Glance

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



## Gallery







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