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## Charming double shop with garden

Gironde, Nouvelle Aquitaine



€990,000

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

 Reference
 MFH-EAB1963EABX
 Near to
 Bordeaux
 Price
 €990,000

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 €990,000

# **Key Information**

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

**Location: Nouvelle Aquitaine** 



# Gallery













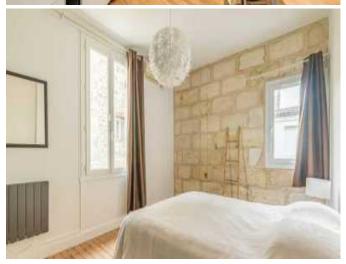


















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S. and L. BROWN



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