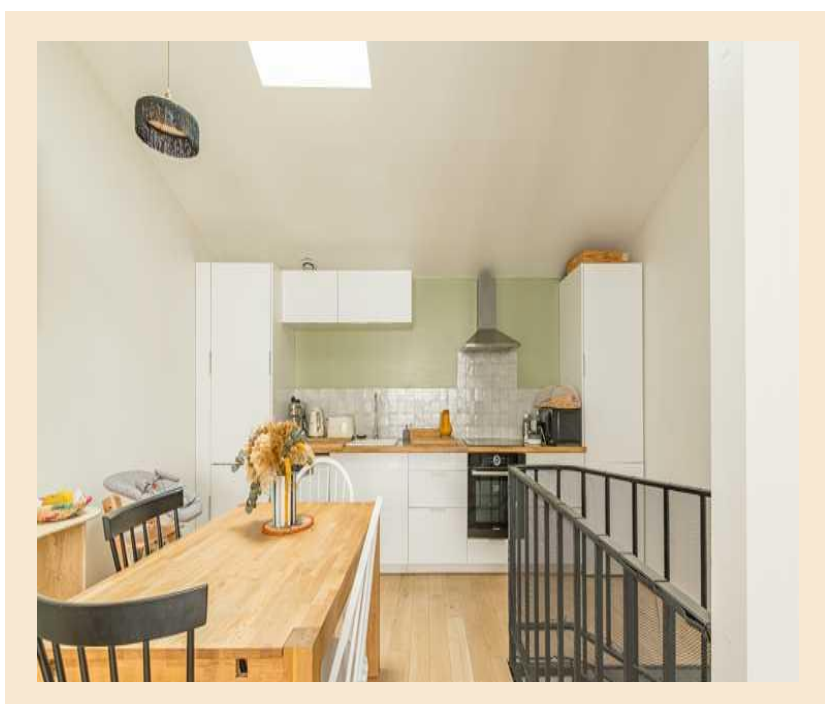


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Renovated shop with exterior in Croix de Seguey

Gironde , Nouvelle Aquitaine



€569,000

inc. of agency fees

3 Beds 2 Baths 91 sqm

This pretty 91 sqm townhouse, redesigned and renovated in 2019, is located between Croix de Seguey and the Barrière du Médoc. Ideally located, this simple three-level shop combines old-world charm with...

At a Glance

Reference	MFH-EAB1960EABX	Near to	Bordeaux	Price	€569,000
Bed	3	Bath	2	Hab.Space	91 sqm
		Pool	No	Land Tax	N/A

Property Description

This pretty 91 sqm townhouse, redesigned and renovated in 2019, is located between Croix de Seguey and the Barrière du Médoc.

Ideally located, this simple three-level shop combines old-world charm with modern comfort. On the ground

floor there is a large master suite with its dressing room and private bathroom.

On the first floor, you will discover a living room with an open-plan fitted kitchen, opening onto a south-facing exterior.

On the garden level, two bedrooms with storage and a shower room complete this ideally located little cocoon.

Close to shops and schools, this house offers a pleasant living environment thanks to its privileged location.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 1040 and 1470 euros.

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Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€569,000

Key Information

Internal Area:	91 sqm
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Location: Nouvelle Aquitaine



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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