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## House with unique charm in Bordeaux Bastide

Gironde , Nouvelle Aquitaine



**€769,000**

inc. of agency fees

3 Beds

175 sqm

Located in a quiet area of La Bastide, close to the tram and Thiers-Benauge shops, this house offers a pleasant and unusual living environment. Its unique...

### At a Glance

**Reference** MFH-EAB1969EABX

**Bed** 3

**Near to** Bordeaux

**Pool** No

**Price** €769,000

**Hab.Space** 175 sqm

**Land Tax** N/A

### Property Description

Located in a quiet area of La Bastide, close to the tram and Thiers-Benauge shops, this house offers a pleasant and unusual living environment. Its unique architecture and warm atmosphere make it a true haven of peace, ideal for those looking for comfort and serenity.

Arranged on two levels, it offers a pleasant living room bathed in light, including a lounge area, a dining area and a friendly kitchen-diner. Two beautiful bedrooms and a bathroom complete this level, allowing single-storey living in a loft or artist's studio spirit.

On the lower level, just as bright, you will find a large TV lounge, a bedroom, an office and a charming partially covered patio, offering a pleasant outdoor space in all seasons. A small garage for bicycles or scooters as well as a laundry room complete this property.

This 175 sqm house, in perfect condition, has been regularly maintained and requires no work. With its gas heating (DPE C), it combines character, comfort and modernity.

A rare opportunity to discover without delay!

DPE C

/

### Summary

Property type:	House
Bedrooms:	3
Price	€769,000

### Key Information

Internal Area:	175 sqm
Has a Garden	Yes

### Location: Nouvelle Aquitaine



## Gallery









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