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## Loft with large garage and terrace

Gironde , Nouvelle Aquitaine



**€750,000**

inc. of agency fees

3 Beds      1 Baths      159 sqm

A stone's throw from the Capucins market, this loft offers beautiful living spaces, a large garage and a west-facing terrace. It is part of a small condominium of old stone buildings completely renovated...

### At a Glance

<b>Reference</b>	MFH-EAB1974EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€750,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	159 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A stone's throw from the Capucins market, this loft offers beautiful living spaces, a large garage and a west-facing terrace. It is part of a small condominium of old stone buildings completely renovated in 2011.

The large private garage with electric vehicle terminal is located on the ground floor. On the first floor, we discover the vast living room of 90 m<sup>2</sup> with high ceilings. Volume, metal and wood give an industrial but warm atmosphere to this living room entirely open onto a pretty 50 m<sup>2</sup> planted terrace facing due west.

The loft offers a surface area of 159 m<sup>2</sup> on the ground (150 m<sup>2</sup> carrez). On this level there is a laundry room, a toilet and a bathroom with bathtub and shower.

Upstairs, there are 3 bedrooms of approximately 11.5 m<sup>2</sup> with closet and air conditioning, a separate toilet, a shower room and a mezzanine space that can be used as an office space.

This loft feels like a house and has all the assets for a city life in the heart of the city!

ENERGY CLASS: C / CLIMATE CLASS: A

: / RSAC Number:

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 1300 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€750,000

## Key Information

Internal Area:	159 sqm
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## Location: Nouvelle Aquitaine



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