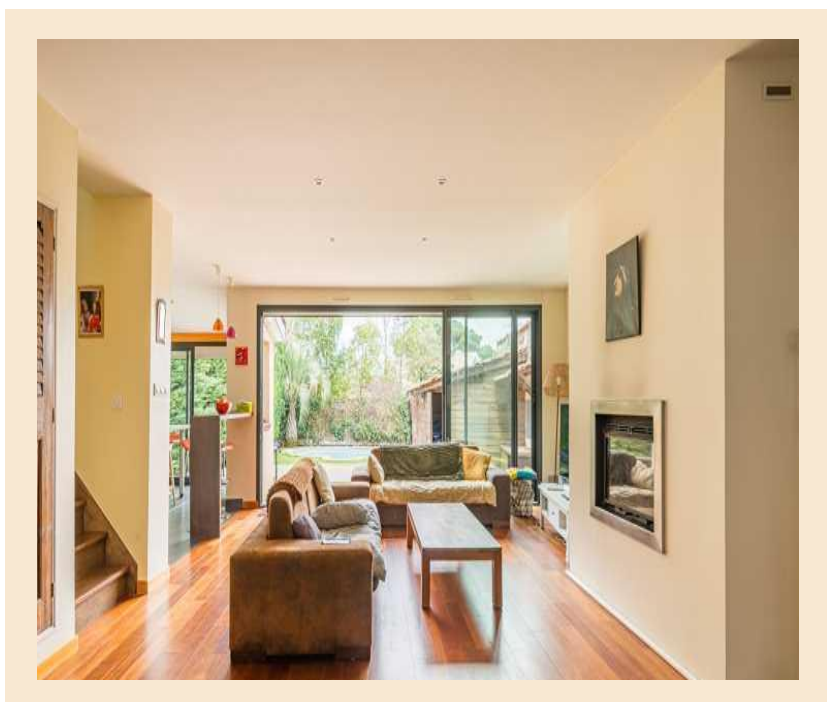


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The double shop with swimming pool in Saint-Augustin

Gironde , Nouvelle Aquitaine



€899,000

inc. of agency fees

4 Beds

155 sqm

Located in the popular Saint Augustin district, this superb 160 sqm double shop combines old-world charm and contemporary comfort. Set on a wooded plot,...

At a Glance

Reference MFH-EAB1989EABX

Near to Bordeaux

Price €899,000

Bed 4

Pool No

Hab.Space 155 sqm

Land Tax N/A

Property Description

Located in the popular Saint Augustin district, this superb 160 sqm double shop combines old-world charm and contemporary comfort. Set on a wooded plot, it offers an exceptional living environment with a large garden, a wooden terrace and a swimming pool, a true haven of peace in the heart of Saint Augustin.

Developed on two levels, the house offers generous volumes and beautiful light thanks to large glass openings. As soon as you enter, your eye is drawn to the vast living room which is organized around a warm living room with fireplace and a friendly dining room. The open, modern and functional kitchen fits perfectly into this fluid and harmonious living space.

The ground floor accommodates a master suite with dressing room and private bathroom, offering ideal comfort for single-storey living. Upstairs, three bedrooms bathed in light share a bathroom. A large cellar and a large garage complete this property, offering significant storage and parking space. The exteriors are designed to take full advantage of the beautiful days.

The wooden terrace naturally extends the living space and provides access to a green garden. A swimming pool fits perfectly into this environment, offering a real plus for hot summer days. A garden shed adds a practical touch and completes this harmonious outdoor ensemble. Located in a quiet and family-friendly area, this shop benefits from immediate proximity to shops, schools and public transport, making daily life easier. A rare property that combines ideal location, character and functionality.

DPE: C

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Summary

Property type: House
Bedrooms: 4
Price: €899,000

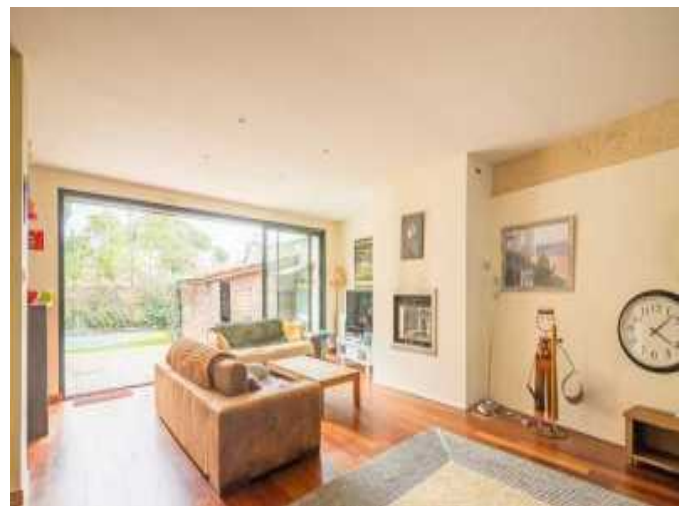
Key Information

Internal Area: 155 sqm

Location: Nouvelle Aquitaine



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