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Ecological loft-style house with garden

Gironde , Nouvelle Aquitaine



€599,000

inc. of agency fees

4 Beds 1 Baths 200 sqm 0.1 ha

Located in Montussan, between Bordeaux and Libourne, this 2006 loft house, inspired by tobacco drying sheds, offers beautiful volumes with a ceiling height...

At a Glance

Reference	MFH-EAB1975EABX	Near to	Bordeaux	Price	€599,000
Bed	4	Bath	1	Hab.Space	200 sqm
Land	0.1 ha	Pool	No	Land Tax	N/A

Property Description

Located in Montussan, between Bordeaux and Libourne, this 2006 loft house, inspired by tobacco drying sheds, offers beautiful volumes with a ceiling height of 4.40 m and pleasant light diffused by large bay windows facing south, west and east, decorated with clever adaptable sunshades.

Once past the entrance, the single-storey house opens onto a 95 sqm living room including an open kitchen with pantry, a lounge below and a dining area. A mezzanine overlooking the living room has been converted

into an office. A corridor leads to a master suite with storage and adjoining shower room, a bedroom with shower room, as well as two other bedrooms sharing a bathroom with bathtub.

Two separate toilets complete this space. The attic of the house is used as a storage space. The garden of approximately 800 sqm offers a large play area, two containers converted into a workshop/garage, as well as a lean-to where wood is stored.

A surprising and successful creation for this family home, which ingeniously combines various styles and materials such as wood, metal and glass.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2011 energy prices: between 1520 and 2120 euros.

Lea Zammit (EI)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€599,000

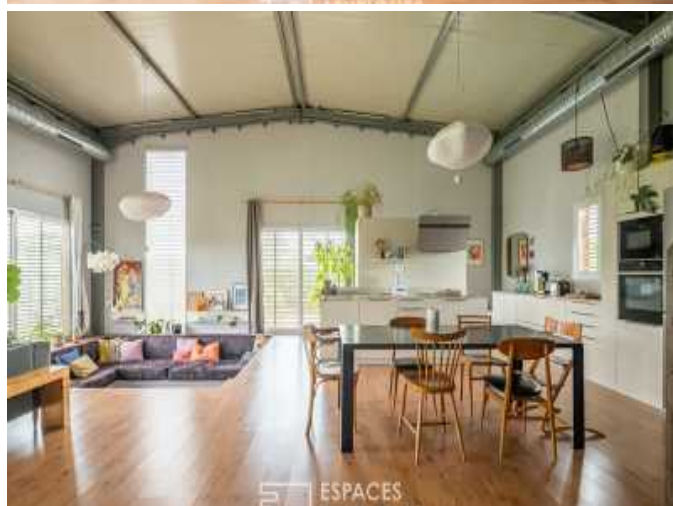
Key Information

Year Built:	2006
Internal Area:	200 sqm
Land Area:	0.1 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery







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