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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

<b>Reference</b>	MFH-EAB1975EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€599,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 1060 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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