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## The elegant of Saint Seurin

Gironde , Nouvelle Aquitaine



**€650,000**

inc. of agency fees

2 Beds      1 Baths      131 sqm

Nestled on the first and last floor of a small condominium, this 131sqm duplex seduces with its beautiful volumes, its brightness and its refined fittings....

### At a Glance

|                  |                 |                |          |                  |          |
|------------------|-----------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-EAB2000EABX | <b>Near to</b> | Bordeaux | <b>Price</b>     | €650,000 |
| <b>Bed</b>       | 2               | <b>Bath</b>    | 1        | <b>Hab.Space</b> | 131 sqm  |
|                  |                 | <b>Pool</b>    | No       | <b>Land Tax</b>  | N/A      |

### Property Description

Nestled on the first and last floor of a small condominium, this 131sqm duplex seduces with its beautiful volumes, its brightness and its refined fittings.

As soon as you enter, your eye is drawn to a vast double living room, bathed in light thanks to its large openings, offering a clear view of the greenery. This beautiful living space, designed to combine comfort and aesthetics, is decorated with numerous custom-made storage spaces, optimizing every corner of the

apartment.

An adjoining laundry room completes this space, adding a real gain in practicality on a daily basis.

Upstairs, the night area consists of two bedrooms, including a master suite with a custom-made dressing room and a second bedroom equipped with custom-made built-in wardrobes.

The elegant bathroom offers comfort and modernity with its shower and bathtub. Quality services and custom-made fittings complete this apartment, completed by a 15 sqm storeroom. Located close to shops, schools and transport, this rare property combines charm, comfort and practicality.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between 1210 and 1640 euros.

: /

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 450 euros.

### Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 2         |
| Bathrooms      | 1         |
| Price          | €650,000  |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 131 sqm |
|----------------|---------|

### Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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