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Beautiful apartment with Garonne view, elevator and parking

Gironde , **Nouvelle Aquitaine**



€595,000

inc. of agency fees

3 Beds

114 sqm

On the quays, 100 m from the Basilica of Saint-Michel, in a well-maintained stone building with elevator, this apartment located on the 3rd floor has...

At a Glance

Reference	MFH-EAB2003EABX	Near to	Bordeaux	Price	€595,000
Bed	3	Pool	No	Hab.Space	114 sqm
				Land Tax	N/A

Property Description

On the quays, 100 m from the Basilica of Saint-Michel, in a well-maintained stone building with elevator, this apartment located on the 3rd floor has been completely and tastefully renovated by its owners. From the entrance, the solid parquet flooring, the beautiful high ceilings and the furniture set the tone. On the left, you enter the living room with triple exposure made up of 3 distinct spaces: a first cozy living room near the

fireplace offering a breathtaking view of the Garonne and some emblematic monuments of Bordeaux, a large dining room and a TV lounge.

The entrance hallway leads to a first room currently used as an office, a separate toilet, a pretty black and white fully equipped kitchen, a beautiful bedroom with a view of the bell tower of the Basilica of Saint-Michel, a bathroom and finally a bedroom with its own shower room. A storeroom of approximately 5 m2 on the ground floor of the building as well as a parking space complete this property.

The charm of the old combined with the elegance of the contemporary in an apartment with a view in which you can put down your suitcases, located in a lively and central district of Bordeaux!

ENERGY CLASS: D / CLIMATE CLASS: B - Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 1740 and 2420 EUR / year.

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Condominiums of 8 units (No proceedings in progress).

Annual expenses : 3280 euros.

Summary

Property type: Apartment
Bedrooms: 3
Price: €595,000

Key Information

Internal Area: 114 sqm

Location: Nouvelle Aquitaine



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