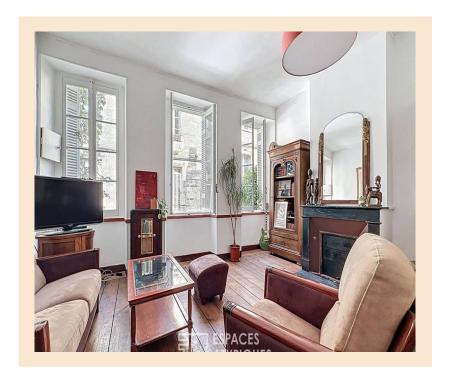


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# House with garage and interior patio in the heart of Saint Michel

Gironde, Nouvelle Aquitaine



**€730,000** 

inc. of agency fees

4 Beds

**260** sqm

Located on a sought-after street between Saint-Michel and Sainte-Croix, this charming house, built on a ground floor and two levels, offers beautiful...

#### At a Glance

**Reference** MFH-EAB2036EABX

Near to Bordeaux

Bed 4

Pool No

**Price** €730,000

Hab.Space 260 sqm

Land Tax N/A

# **Property Description**

Located on a sought-after street between Saint-Michel and Sainte-Croix, this charming house, built on a ground floor and two levels, offers beautiful old features and is a good base for a future project.

The 92 sqm ground floor can be used for parking, a workshop, or as a liberal profession or commercial space.

The 168 sqm house is divided as follows: the first floor is accessed via a beautiful stone staircase and the living room is bathed in light overlooking the street. Beautiful original parquet flooring, a fireplace, and a nice height give this typical house a certain charm. Next, the kitchen opens onto the covered interior patio. This is followed by a large library lounge with a mezzanine at the back.

On the second and top floor, there is a mezzanine room overlooking the living room, a bedroom, a bathroom with WC, as well as an office and a bedroom overlooking the street. A cellar completes this property.

A very nice address and potential for this charming property to reinvent while preserving the old features.

 $ENERGY\ CLASS:\ D\ -\ Estimated\ average\ amount\ of\ annual\ energy\ expenditure\ for\ standard\ use,\ established\ from\ 2015\ energy\ prices:\ between\ EUR990\ and\ EUR1224.$ 

: / Bordeaux

Summary

Property type: House

Bedrooms: 4

Price €730,000

**Key Information** 

Internal Area: 260 sqm

**Location: Nouvelle Aquitaine** 



# Gallery



























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#### C. BAUER – Sunday Times

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S. and L. BROWN



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