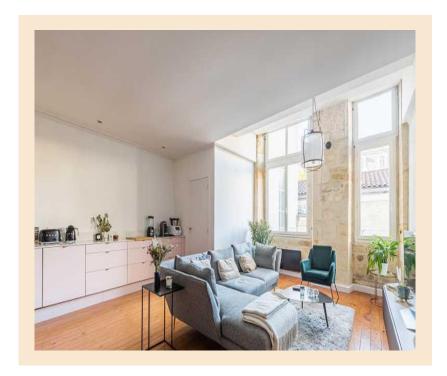


Click to view MFH-EAB1460EABX

Charming apartment in the hyper center

Gironde, Nouvelle Aquitaine



€545,000

inc. of agency fees

3 Beds **1** Baths **104** sqm

A stone's throw from Place Pey-Berland and on a quiet street, this 104m2 apartment is located on the second floor of a stone building. Ideally located on a courtyard and crossing east-west, it enjoys...

At a Glance

Reference MFH-EAB1460EABX **Near to** Bordeaux **Price** €545,000

Bed 3 **Bath** 1 **Hab.Space** 104 sqm

Pool No Land Tax N/A

Property Description

A stone's throw from Place Pey-Berland and on a quiet street, this 104m2 apartment is located on the second floor of a stone building. Ideally located on a courtyard and crossing east-west, it enjoys beautiful light and absolute calm.

The entrance to the apartment is through a closed vestibule composed of storage, allowing you to put down shoes, coats, shopping cart, stroller, etc. Past the vestibule, the large living room offers original parquet

flooring, large windows, an open kitchen with a marble worktop.

The charm of the old, mixed with the contemporary of a successful renovation, works immediately. An elegant glass roof separates this living space from an office area that can also be used as an extra bedroom.

A corridor then serves the night space composed of two bedrooms, a spacious bathroom with a walk-in shower and a freestanding bathtub, as well as a separate toilet.

A laundry room and plenty of custom-made storage enhance the comfort of this pretty cocoon.

Close to the best schools in the city center, many shops, restaurants, museums and transport, this apartment is a real family cocoon in the heart of the city.

ENERGY CLASS: D / CLIMATE CLASS: B.

Condominiums of 9 units (No proceedings in progress).

Annual expenses: 1200 euros.

Summary

Property type: Apartment

Bedrooms: 3
Bathrooms 1

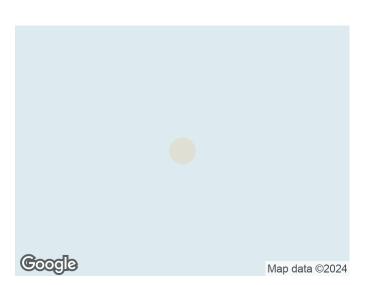
Price €545,000

Key Information

Internal Area: 104 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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