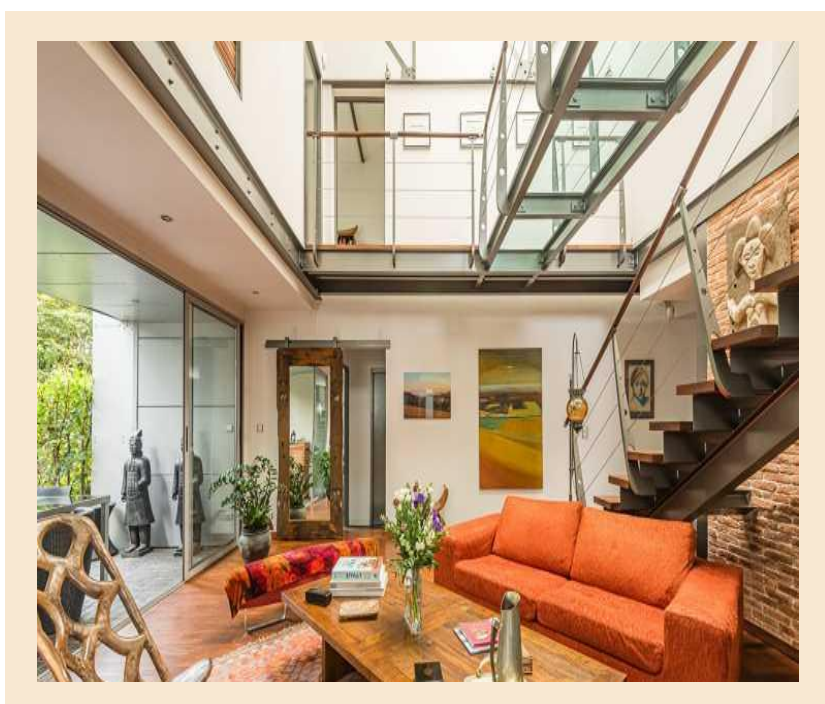


[Click to view MFH-EAB1527EABX](#)

## Old ironwork rehabilitated in loft with terrace

Gironde , Nouvelle Aquitaine



**€899,000**

inc. of agency fees

5 Beds   1 Baths   282 sqm   0.01 ha

Located in the La Ferrade district, between tram C and the Barrière shops, this exceptional loft belonging to a small condominium is the result of the rehabilitation of an old ironwork. As soon as you...

### At a Glance

<b>Reference</b>	MFH-EAB1527EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€899,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	282 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the La Ferrade district, between tram C and the Barrière shops, this exceptional loft belonging to a small condominium is the result of the rehabilitation of an old ironwork.

As soon as you enter, you find yourself caught up in the volumes of the place and the original metal structure

highlighted in this new warm atmosphere created by its owners. The living room is divided into several spaces around the 70 m<sup>2</sup> outdoor courtyard, an open kitchen, a dining room, a summer lounge under a glass roof. We discover behind the living room, a glazed office on courtyard, a wine cellar as well as a cinema room. A winter living room with fireplace, a bedroom, a WC and a shower room complete this level. Upstairs, there is a master suite with dressing room and bathroom as well as its 30 m<sup>2</sup> solarium. Three additional bedrooms each with its own bathroom, a glazed office overlooking the courtyard, a laundry room and a WC. This loft also has a garage and a parking space.

A unique place to live with a lot of charm in a privileged location!

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 2644 and 3578 euros.

Condominiums of 5 units (No proceedings in progress).

Annual expenses : 200 euros.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€899,000

## Key Information

Internal Area:	282 sqm
Land Area:	0.01 ha

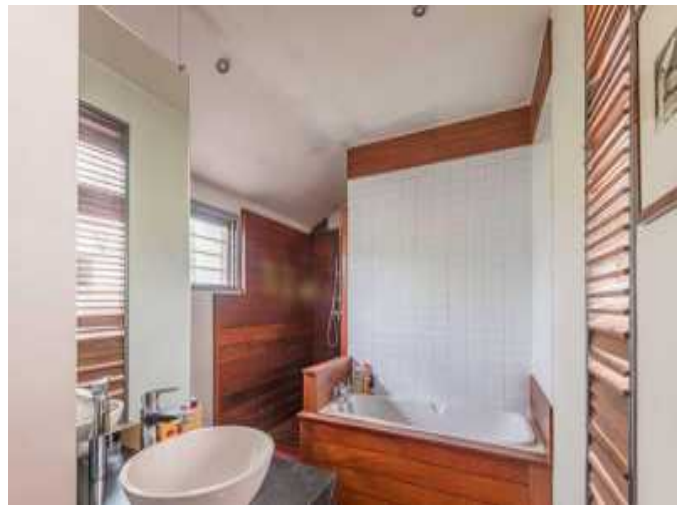
## Location: Nouvelle Aquitaine



## Gallery









As Featured in

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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