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Industrial loft with green patio

Gironde , Nouvelle Aquitaine



€450,000

inc. of agency fees

2 Beds

118 sqm

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

At a Glance

Reference MFH-EAB1529EABX

Near to Bordeaux

Price €450,000

Bed 2

Pool No

Hab.Space 118 sqm

Land Tax N/A

Property Description

Located in the La Ferrade district, between tram C and the shops of the barrier, this loft belonging to a small condominium is the result of the rehabilitation of an old ironwork. From the entrance, we discover the large living room with open kitchen overlooking a pretty green terrace facing south. Raw breeze blocks, metal beams, large aluminum windows set the tone and contribute to the industrial atmosphere of the place. To the right of the entrance, a utility room and WC complete this level. Upstairs, two bedrooms with storage face each other and share a bathroom and a separate WC. On the last level, a small space on the mezzanine that

can be used as an office or an extra bedroom overlooks the loft. A secure parking space within the condominium belongs to this lot. A unique place to live with a lot of charm in a privileged location!
ENERGY CLASS: D / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2018: around 1300 euros. : ? / ??????????????????????
Condominiums of 10 units (No proceedings in progress).

Summary

Property type: House
Bedrooms: 2
Price: €450,000

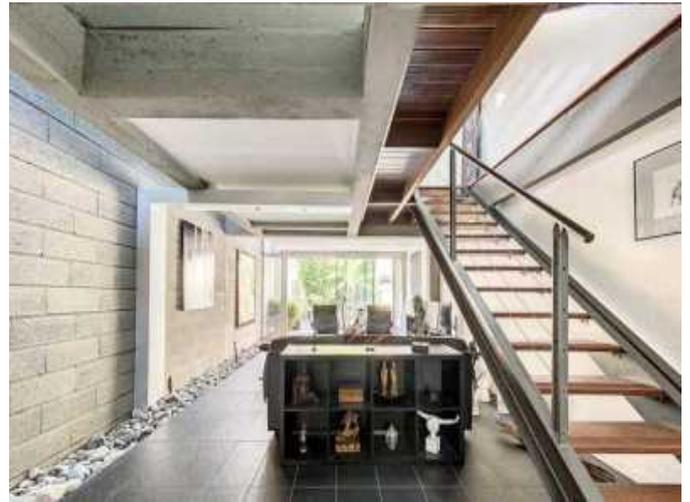
Key Information

Internal Area: 118 sqm

Location: Nouvelle Aquitaine



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