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## The cocoon of Fondaudège with a view of the roofs

Gironde , Nouvelle Aquitaine



**€349,000**

inc. of agency fees

1 Beds

55 sqm

Ideally located in one of the most popular areas of Bordeaux, this renovated apartment offers a perfect blend of authenticity and modernity. With a surface area of 44m<sup>2</sup> square and 77m<sup>2</sup> on the ground,...

### At a Glance

**Reference** MFH-EAB1616EABX

**Near to** Bordeaux

**Price** €349,000

**Bed** 1

**Pool** No

**Hab.Space** 55 sqm

**Land Tax** N/A

### Property Description

Ideally located in one of the most popular areas of Bordeaux, this renovated apartment offers a perfect blend of authenticity and modernity. With a surface area of 44m<sup>2</sup> square and 77m<sup>2</sup> on the ground, it is nestled on the 3rd and last floor of a rehabilitated building.

From the entrance, the living room offers a warm and bright atmosphere. The living room, spacious and welcoming, blends perfectly with the fitted kitchen which benefits from contemporary finishes. The exposed beams, a true signature of this attic apartment, bring character to each room and add a note of elegance to the whole. The bedroom, bathed in natural light, offers a comfortable haven of peace. A spacious and renovated powder room adds a touch of modernity and functionality to this space. This apartment offers a clear view of the rooftops of

Located in a dynamic area, this apartment benefits from easy access to shops, restaurants, public transport and all the essential amenities for a pleasant urban life.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 540 and 760 euros.

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Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1100 euros.

## Summary

Property type: Apartment  
Bedrooms: 1  
Price: €349,000

## Key Information

Internal Area: 55 sqm

## Location: Nouvelle Aquitaine



## Gallery





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