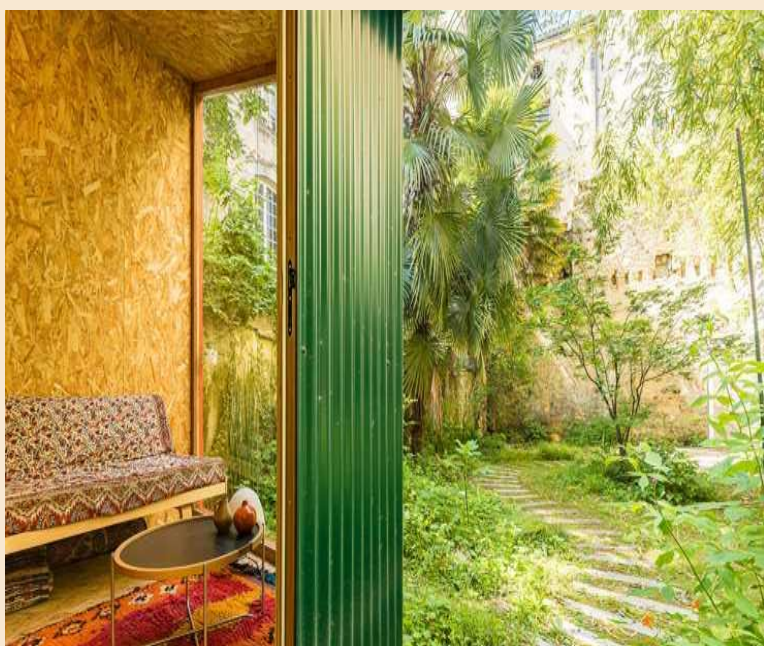


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Apartment like a house with the exceptional garden

Gironde , Nouvelle Aquitaine



€490,000

inc. of agency fees

2 Beds

69 sqm

In the heart of the old town, this apartment located on the second line is lived like a house on 3 levels and enjoys a sublime vegetated garden of 130m², absolutely unimaginable and rare in the city center....

At a Glance

Reference MFH-EAB1514EABX

Near to Bordeaux

Price €490,000

Bed 2

Pool No

Hab.Space 69 sqm

Land Tax N/A

Property Description

In the heart of the old town, this apartment located on the second line is lived like a house on 3 levels and enjoys a sublime vegetated garden of 130m², absolutely unimaginable and rare in the city center. Completely redesigned and renovated by a renowned architect, this 70m² apartment with an optimal layout offers different atmospheres whose common denominator is the search for brightness and openness to the outside.

At the back of a beautiful stone building, this apartment feels like a home. The entrance to the courtyard leads to the living space consisting of a living room, a dining area and a semi-open kitchen. The architectural bias shines through the play of colors and noble materials or even a masterful library that dresses the whole. The first floor is composed of a bedroom, a bathroom and a separate toilet. Finally, the top floor offers a second bedroom. The conclusion of this townhouse takes the form of a sublime garden of 130m² with flourishing vegetation. A pretty futuristic-looking outbuilding takes place at the end of the garden and offers an outdoor lounge or an extra bedroom. In the heart of the city, this apartment benefits from all the advantages of city life while offering an exceptional haven of peace, idyllic and unsuspected.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 948 and 1282 euros.

Lea Rehnfeldt (EI)

Condominiums of 5 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€490,000

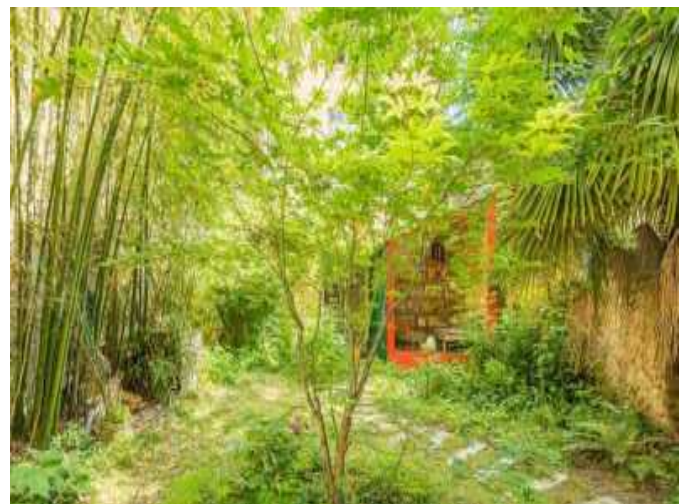
Key Information

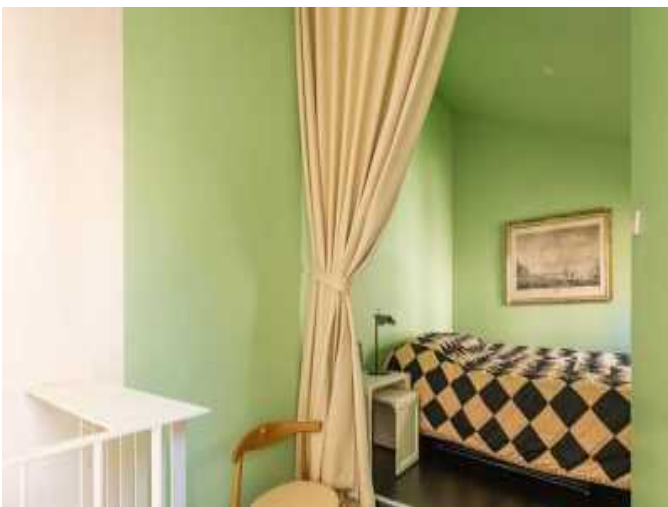
Internal Area:	69 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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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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