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Apartment with patio in Fondaudège

Gironde , Nouvelle Aquitaine



€639,000
inc. of agency fees

2 Beds 1 Baths 90 sqm

Nestled on the second and last floor of this beautiful, completely renovated building, this 82m2 apartment (103m2 on the ground) benefits from a calm and peaceful atmosphere. The entrance leads to a very...

At a Glance

Reference	MFH-EAB1613EABX	Near to	Bordeaux	Price	€639,000
Bed	2	Bath	1	Hab.Space	90 sqm
		Pool	No	Land Tax	N/A

Property Description

Nestled on the second and last floor of this beautiful, completely renovated building, this 82m2 apartment (103m2 on the ground) benefits from a calm and peaceful atmosphere.

The entrance leads to a very beautiful living room of 36m2 which extends into a pretty open-air patio. The elegant exposed beams and period parquet floors give an authentic and warm atmosphere to this living space.

The kitchen, although semi-equipped, combines functionality and aesthetics, preserving the harmony of the whole. Two comfortable bedrooms, one with its own shower room and a bathroom complete the layout, offering intimate and practical spaces. An office with a view of the patio completes the home. This apartment combines modernity and old-world charm, offering a comfortable and quiet living experience.

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 870 and 1230 euros.

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Condominiums of 2 units (No proceedings in progress).

Annual expenses : 600 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€639,000

Key Information

Internal Area:	90 sqm
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Location: Nouvelle Aquitaine



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