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## The contemporary boutique with garden and swimming pool

**Gironde , Nouvelle Aquitaine**



**€899,000**

inc. of agency fees

4 Beds

145 sqm

Located in the Mondésir district, on the border of Bordeaux and Saint Augustin, this 145m2 complex consists of a magnificent Arcachonnaise-style shop, completed by an exceptional contemporary extension...

### At a Glance

**Reference** MFH-EAB1696EABX

**Near to** Bordeaux

**Price** €899,000

**Bed** 4

**Pool** Yes

**Hab.Space** 145 sqm

**Land Tax** N/A

### Property Description

Located in the Mondésir district, on the border of Bordeaux and Saint Augustin, this 145m2 complex consists of a magnificent Arcachonnaise-style shop, completed by an exceptional contemporary extension entirely on one level.

The warm atmosphere combines brilliantly with the high-end services. From the entrance, a sumptuous living room with fireplace, illuminated by large bay windows, opens onto the swimming pool with exotic wood terrace offering a perfectly clear view, without any vis-à-vis. The fully equipped kitchen is installed as an extension of the living room.

Among the many highlights of this property, we find a master suite with private bathroom and dressing room. At the front, the initial shop includes an office or open storage space, as well as three beautiful bedrooms with mezzanines, sharing a bathroom.

A renovation which confirms the friendly and family character of a contemporary renovation which has managed to invest the walls of history. A garage completes the whole.

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 950 and 1,330 euros.

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Summary

Property type:	House
Bedrooms:	4
Price	€899,000

Key Information

Internal Area:	145 sqm
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



## Gallery



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