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Hangar rehabilitated into a loft with exterior near Nansouty

Gironde, Nouvelle Aquitaine



€649,000

inc. of agency fees

3 Beds **144** sqm **0.01** ha

A 10-minute walk from Place Nansouty, on the second line, this loft redesigned by an architect comes from the rehabilitation of an old hangar and has...

At a Glance

Reference MFH-EAB1697EABX Near to Bordeaux

Bed Pool 3 No

Land 0.01 ha

Land Tax N/A

Hab.Space 144 sqm

€649,000

Price

Property Description

A 10-minute walk from Place Nansouty, on the second line, this loft redesigned by an architect

comes from the rehabilitation of an old hangar and has retained its original floor and wooden

frame.

Access is via a gate from the street and opens onto an interior courtyard of 68 m2. You enter

directly into the bright living room with high ceilings consisting of an open kitchen, a dining

room and a cozy living room with fireplace. The combination of raw concrete and the wooden

ceiling gives a warm atmosphere to this well-designed loft of 144 m2 (134 m2 Carrez). It is

made up on the ground floor, past the living room, of a bedroom, 2 bathrooms, a toilet and

storage cupboards.

A staircase also gives access to an attic office/TV lounge area as well as the second bedroom.

Finally, a third bedroom is located upstairs above the dining room.

Very successful renovation which combines original raw materials, close to shops, transport

links to the Toulouse barrier and

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy

expenditure for standard use, established based on energy prices for the year 2021: between

EUR1,814 and EUR2,454.

Condominiums of 3 units (No proceedings in progress).

Annual expenses: 191 euros.

Summary

Property type: House

Bedrooms: 3

Price €649,000

Key Information

Internal Area: 144 sqm

Land Area: 0.01 ha

Location: Nouvelle Aquitaine



Gallery

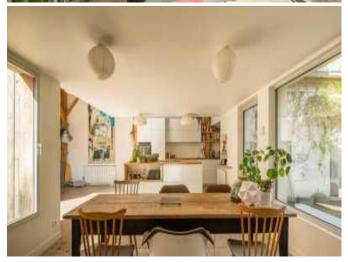


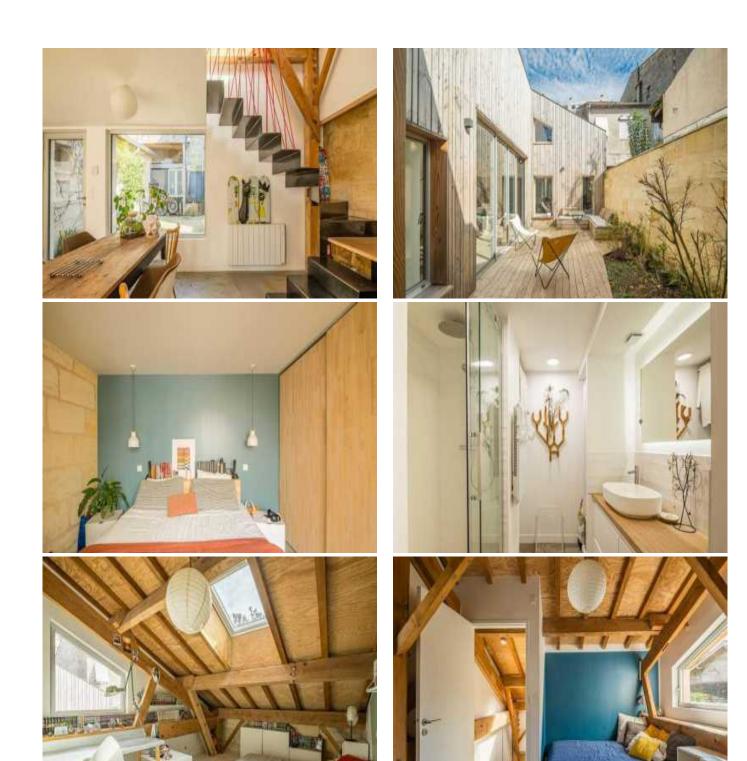












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