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## Atypical loft with terrace and double garage

Gironde , Nouvelle Aquitaine



**€795,000**

inc. of agency fees

6 Beds      1 Baths      237 sqm

200 m from the Saint Nicolas tram stop, this atypical loft of 237 m<sup>2</sup>, resulting from the rehabilitation of an old hangar, belongs to a small co-ownership...

### At a Glance

|                  |                 |                |          |                  |          |
|------------------|-----------------|----------------|----------|------------------|----------|
| <b>Reference</b> | MFH-EAB1709EABX | <b>Near to</b> | Bordeaux | <b>Price</b>     | €795,000 |
| <b>Bed</b>       | 6               | <b>Bath</b>    | 1        | <b>Hab.Space</b> | 237 sqm  |
|                  |                 | <b>Pool</b>    | No       | <b>Land Tax</b>  | N/A      |

### Property Description

200 m from the Saint Nicolas tram stop, this atypical loft of 237 m<sup>2</sup>, resulting from the rehabilitation of an old hangar, belongs to a small co-ownership of 3 lots. It is located on the ground floor of a beautiful stone building and has a double garage on the street side as well as a directly accessible living area and the main part on the courtyard side.

Quietly on the courtyard side, you enter the living room with open fitted kitchen opening onto an outdoor

terrace of 35 m2 facing south. Concrete floor with underfloor heating, exposed metal framework, reversible air conditioning in each room, this comfortable loft combines original services and modern comfort. It has 5 bedrooms with their own bathroom, 2 of which are on the mezzanine. The living area of 45 m2 accessible from the street can be rented or used as an office or practice. A large double garage of 38 m2 completes the property.

The loft codes, the comfort, the double garage, the space accessible from the street are the assets of this atypical property in the center of Bordeaux!

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1710 and EUR2370.

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Condominiums of 3 units (No proceedings in progress).

Annual expenses : 2000 euros.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 6        |
| Bathrooms      | 1        |
| Price          | €795,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 237 sqm |
|----------------|---------|

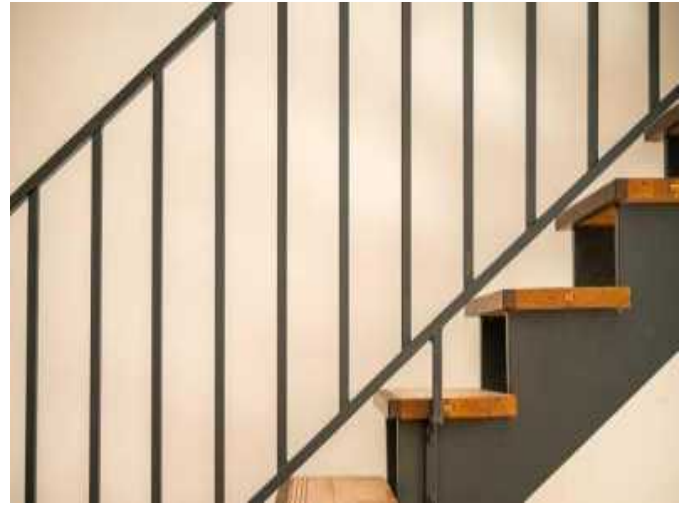
## Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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