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## Arcachonnaise with swimming pool and garage

**Gironde** , **Nouvelle Aquitaine**



**€540,000**

inc. of agency fees

3 Beds   1 Baths   110 sqm   0.03 ha

In the Mairie Bourg district, this charming single-storey house with garden, swimming pool and garage offers a lovely living environment close to all amenities. Entrance is through the garden which is...

### At a Glance

<b>Reference</b>	MFH-EAB1683EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€540,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	110 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the Mairie Bourg district, this charming single-storey house with garden, swimming pool and garage offers a lovely living environment close to all amenities.

Entrance is through the garden which is located at the front of the house. Through the door, you arrive in the

living room opening onto the garden to the south and the fitted kitchen to the north. Old parquet floors, period fireplaces and high ceilings contribute to the charm of this property. A large bedroom with bathroom, dressing room and office area overlooks a courtyard at the back of the house. A second bedroom with its bathroom overlooks the garden. An outbuilding of approximately 10 m2 with its bathroom as well as a 1-space garage completes this property.

Possibility of extending the house. Lots of character for this little Arcachonnaise well located in the center of Bègles, close to the tram, schools and shops.

ENERGY CLASS: E / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,830 and EUR2,540.

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### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€540,000

### Key Information

Internal Area:	110 sqm
Land Area:	0.03 ha

### Location: Nouvelle Aquitaine



## Gallery







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**S. and L. BROWN**



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