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Bourgeois house with garden and swimming pool in the heart of Bordeaux

Gironde , Nouvelle Aquitaine



€950,000

inc. of agency fees

4 Beds

3 Baths

157 sqm

Located in the hyper-center of Bordeaux, near Saint Michel, this spacious 157m2 house offers refined privacy in a green setting on the second line on the garden side. From the entrance, a corridor leads...

At a Glance

Reference MFH-EAB1734EABX
Bed 4

Near to Bordeaux
Bath 3
Pool Yes

Price €950,000
Hab.Space 157 sqm
Land Tax N/A

Property Description

Located in the hyper-center of Bordeaux, near Saint Michel, this spacious 157m2 house offers refined privacy in a green setting on the second line on the garden side.

From the entrance, a corridor leads to two bedrooms, one of which has a dressing room and adjoining

bathroom opening onto the patio. Upstairs, two other bedrooms, a bathroom and a powder room offer a practical layout on the courtyard side.

The garden level accommodates a generous living-dining room space decorated with a fireplace, bathed in light and facing the south-facing garden. A fitted kitchen, a laundry room, plenty of storage space and a cellar complete this level.

The garden, a true urban oasis, extends over 150m² with an 8mx4m heated swimming pool and a functional summer kitchen, offering a quiet escape in the heart of the city.

The unobstructed view of the old church and the Bordeaux stone ramparts give this property a serene and preserved atmosphere. Two secure parking spaces with direct access complete this exceptional property.

A contemporary renovation will highlight the full potential of this house and its heavenly garden in the heart of

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR2,060 and EUR2,850.

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 2400 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€950,000

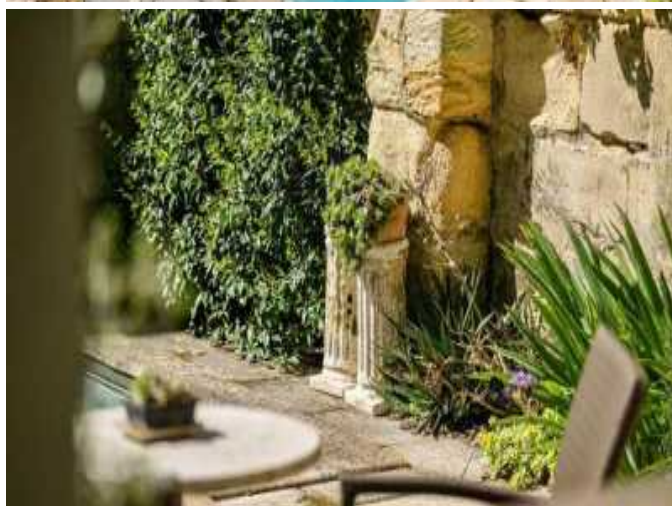
Key Information

Internal Area:	157 sqm
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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