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## Bourgeois apartment with elevator in the heart of Bordeaux

Gironde , Nouvelle Aquitaine



€990,000

inc. of agency fees

4 Beds      2 Baths      195 sqm

Located in one of the most emblematic streets in the heart of Bordeaux and in a private mansion, this apartment of nearly 200m2 is located on the 4th...

### At a Glance

Reference MFH-EAB1931EABX

Near to Bordeaux

Price €990,000

Bed 4

Bath 2

Hab.Space 195 sqm

Pool No

Land Tax N/A

### Property Description

Located in one of the most emblematic streets in the heart of Bordeaux and in a private mansion, this apartment of nearly 200m<sup>2</sup> is located on the 4th floor and top floor with elevator.

The entrance is into a spacious vestibule that offers several layout opportunities. A corridor then serves all the rooms. On one side of this corridor are the kitchen, the large dining room and the living room. Each of these rooms has large volumes, high ceilings and decorative fireplaces. On the other side are two bedrooms, a shower room and a master suite with its bathroom. A final bedroom is located on the other side of the apartment, offering the possibility of independence for this room. This sublime apartment is completed by a laundry room, a private cellar and an independent maid's room.

The sublime old features preserved, the highly sought-after address and the top floor with elevator are all assets that make this bourgeois apartment a very rare property.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2022: between 2030 and 2790 euros.

: /

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 2500 euros.

### Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€990,000

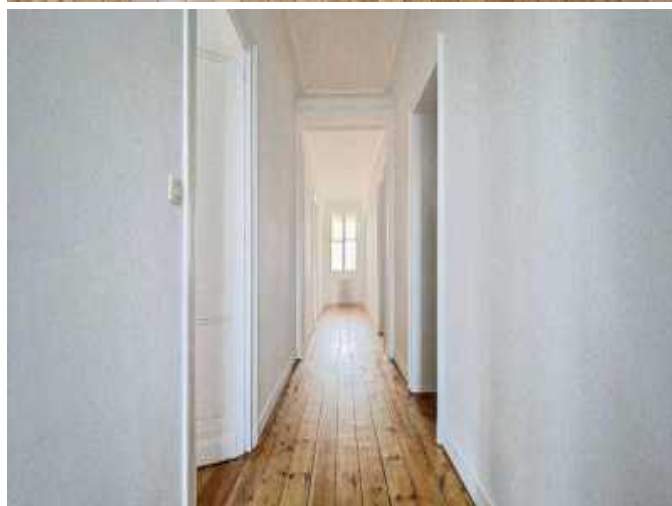
### Key Information

Internal Area:	195 sqm
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### Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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