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## Architect-designed house in the heart of the city

Gironde , Nouvelle Aquitaine



€598,500

inc. of agency fees

4 Beds 1 Baths 235 sqm 0.01 ha

Ideally located in the heart of the city, this exceptional house has been completely redesigned and renovated by an architect, offering a generous, bright,...

### At a Glance

**Reference** MFH-EAB1926EABX

**Near to** Bordeaux

**Price** €598,500

**Bed** 4

**Bath** 1

**Hab.Space** 235 sqm

**Land** 0.01 ha

**Pool** No

**Land Tax** N/A

### Property Description

Ideally located in the heart of the city, this exceptional house has been completely redesigned and renovated by an architect, offering a generous, bright, and flexible surface area that will appeal to lovers of unique properties.

This rare property combines the charm of the old with its wooden floors and modernity thanks to a quality renovation, enhancing its volumes and natural light.

The interior is distinguished by generously proportioned spaces. The living room, bathed in light thanks to large windows, is the heart of the house, in which a contemporary open kitchen is harmoniously integrated. With its central island and stainless steel finishes, it offers a modern and functional design. On the night side, the four spacious bedrooms, two of which have private bathrooms, are ideal for accommodating a family. An additional bathroom guarantees privacy for everyone.

The spaces are flexible, and an additional room allows you to give free rein to your imagination by creating an additional bedroom if needed, a studio, or even a workspace. For greater comfort, the spaces are equipped with air conditioning. Outside, the property benefits from a privileged environment with easy access to all urban services.

In close proximity to shops, schools and transport, it offers a unique quality of life in the city center, while preserving a calm and friendly atmosphere. A private garage as well as a garden at the back of the house, rare in the area, complete the package.

With an energy performance rating of C, this property combines comfort and compliance with current standards. Its atypical character, the result of the work of an architect, makes it a rare gem on the real estate market, ideal for lovers of exceptional properties looking for an elegant and unique living environment.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2022 energy prices: between 1480 and 2080 euros.

Sindy Jaud (EI) : / RSAC Number:

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€598,500

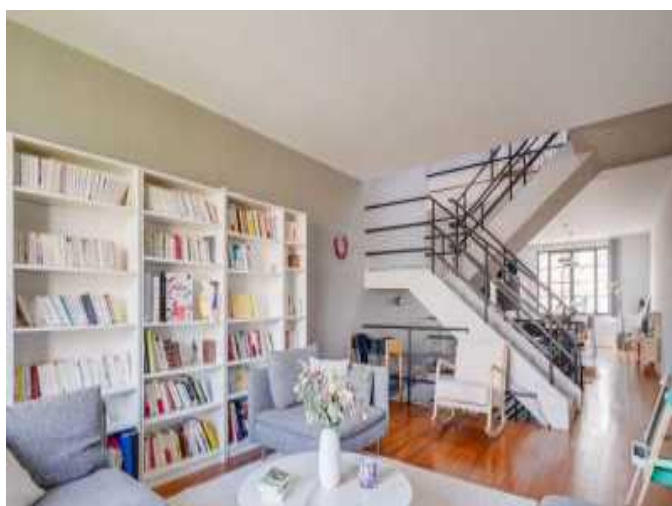
### Key Information

Internal Area:	235 sqm
Land Area:	0.01 ha
Has a Garden	Yes

### Location: Nouvelle Aquitaine



## Gallery





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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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