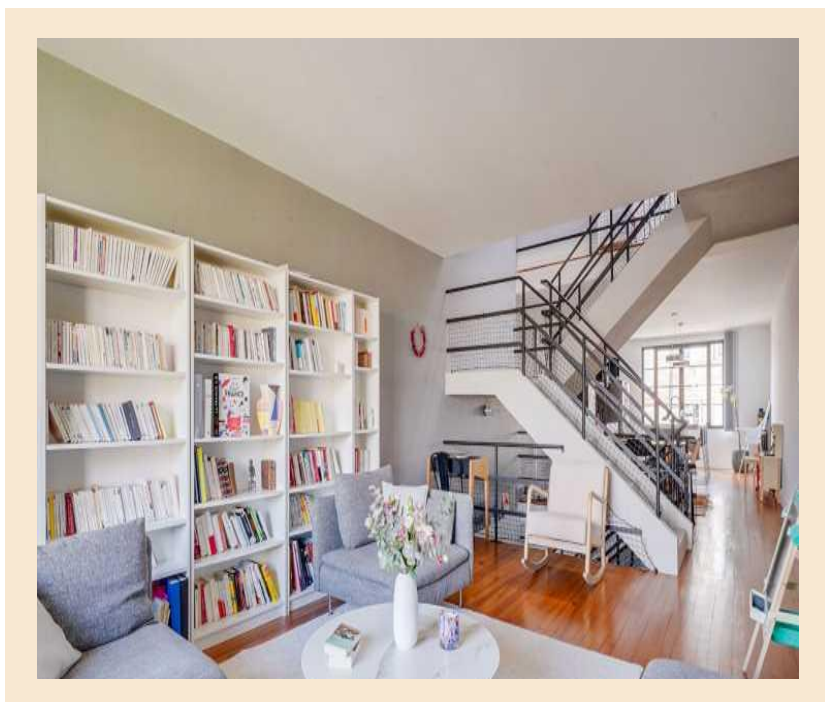


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## Architect's house in La Bastide

Gironde , Nouvelle Aquitaine



**€598,500**

inc. of agency fees

3 Beds 1 Baths 235 sqm 0.01 ha

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

### At a Glance

<b>Reference</b>	MFH-EAB1926EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€598,500
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	235 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the city, this exceptional house has been completely redesigned and renovated by an architect, offering a generous and bright surface area that will appeal to lovers of unique properties. This rare property combines the charm of the old and modernity thanks to a quality renovation, enhancing its volumes and natural light.

The interior is distinguished by spaces with generous proportions. The living room, bathed in light, decorated

with large paned windows, is a real invitation to relax. The contemporary kitchen, with its central island and stainless steel finishes, blends harmoniously with the rest of the house and will satisfy lovers of functional design. The spacious bedrooms offer a warm and personalized setting, ideal for welcoming a family or setting up a workspace. The bathrooms, with their clean lines, complete this living space with elegance.

Outside, the property benefits from a privileged environment with easy access to all urban services. In the immediate vicinity of 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, rare in the area, completes the whole.

With an energy performance classified 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 energy prices for the year 2022: between 1480 and 2080 euros.

Sindy Jaud (EI) : /

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€598,500

## Key Information

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

## Location: Nouvelle Aquitaine



## Gallery





As Featured in

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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