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## Loft with terrace and open view at La Bastide

Gironde , Nouvelle Aquitaine



**€997,000**

inc. of agency fees

5 Beds      2 Baths      205 sqm

Located very close to Place Stalingrad, this old apartment, completely renovated by a renowned architect in Loft, is located on the second and last floor...

### At a Glance

**Reference** MFH-EAB1954EABX

**Near to** Bordeaux

**Price** €997,000

**Bed** 5

**Bath** 2

**Hab.Space** 205 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Located very close to Place Stalingrad, this old apartment, completely renovated by a renowned architect in Loft, is located on the second and last floor of a small stone condominium.

The entrance opens onto a magnificent double living room with stove and open kitchen completed by a storeroom, all bathed in light, offering generous volumes and beautiful high ceilings. Large glass openings with breathtaking views of the Garonne illuminate the apartment with light.

On one side of the living room, behind a workshop-type glass roof, we discover an office space as well as a bedroom with shower room.

On the other side is a bedroom with shower room. A bedroom converted into an office completes this level. The upper level gives access to a terrace with a view of the water and the rooftops of This space offers two bedrooms, each with their own adjoining shower room. A large storage room completes the whole. Two cellars are sold with the property.

The high-end services, the character, the brightness, but above all the view of the water mirror and the historic center of Bordeaux, are the assets of this rare property.

ENERGY CLASS: B / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2019: 1275 euros.

Lea Zammit (EI)

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1560 euros.

### Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€997,000

### Key Information

Internal Area:	205 sqm
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### Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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