Click to view MFH-EAB1963EABX

Charming double shop with garden

Gironde, Nouvelle Aquitaine



€990,000

inc. of agency fees

5 Beds **1** Baths **169** sqm **0.02** ha

Located on a quiet street just a stone's throw from Place Marie Brizard in the sought-after Fondaudège district, this 169m2 shop has 4 bedrooms, an office...

At a Glance

Reference MFH-EAB1963EABX **Near to** Bordeaux **Price** €990,000

Bed 5 Bath 1 Hab.Space 169 sqm

Land 0.02 ha Pool No Land Tax N/A

Property Description

Located on a quiet street just a stone's throw from Place Marie Brizard in the sought-after

Fondaudège district, this 169m2 shop has 4 bedrooms, an office and a 45m2 garden.

As soon as you enter, this house seduces with its character and its old features: magnificent

cement tiles, Hungarian-point parquet flooring and a marble fireplace. The hallway leads to a

first bedroom, an office and a shower room. The bright and open living space is made up of

two distinct areas: a cosy living room with a working fireplace and a dining room bathed in

light, thanks to its large bay windows and its zenithal glass roof.

As an extension, a pleasant 45sqm garden with trees invites you to relax. The fully equipped

kitchen is extended by a large pantry, thus offering a beautiful living space on a daily basis. A

dressing room leads to a beautiful master suite, with its spacious adjoining bathroom.

Upstairs, two additional bedrooms and a shower room complete this ideal home for a family.

A 14 sqm garage that can park a small car or two-wheelers, and a dug wine cellar complete

this pretty house. In the immediate vicinity of the Croix de Seguey tramway, the shops on rue

Fondaudège and the schools, this shop is a great opportunity.

ENERGY CLASS: C / CLIMATE CLASS: A.

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Summary

Property type: House

Bedrooms: 5

Bathrooms 1

Price €990,000

Key Information

Internal Area: 169 sqm

Land Area: 0.02 ha

Has a Garden Yes

Location: Nouvelle Aquitaine



Gallery













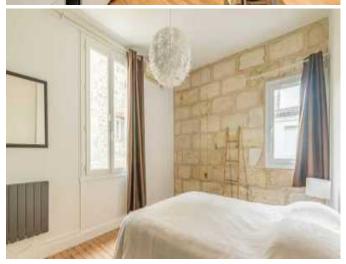
















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