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## The double shop with swimming pool in Saint-Augustin

Gironde , Nouvelle Aquitaine



**€869,000**

inc. of agency fees

4 Beds

161 sqm

Located in the sought-after Saint Augustin neighborhood, this superb 161 sqm double storey combines old-world charm with contemporary comfort. Situated...

### At a Glance

**Reference** MFH-EAB1989EABX

**Near to** Bordeaux

**Price** €869,000

**Bed** 4

**Pool** No

**Hab.Space** 161 sqm

**Land Tax** N/A

### Property Description

Located in the sought-after Saint Augustin neighborhood, this superb 161 sqm double storey combines old-world charm with contemporary comfort.

Situated on a wooded plot, it offers an exceptional living environment with a large garden, a wooden terrace, and a swimming pool, a true haven of peace in the heart of Saint Augustin. Developed over two levels, the house offers generous volumes and beautiful light thanks to large glass openings.

Upon entering, the eye is drawn to the vast living area, which is organized around a cozy living room with a fireplace and a convivial dining room. The open, modern and functional kitchen fits perfectly into this fluid and harmonious living space.

The ground floor houses a master suite with a dressing room and private bathroom, offering ideal comfort for single-story living. Upstairs, three light-filled bedrooms share a bathroom. A large cellar completes this property, providing storage space.

A closed garage can be sold in addition in the street for EUR30,000.

The exteriors are designed to take full advantage of sunny days. The wooden terrace naturally extends the living space and provides access to a green garden. A swimming pool fits perfectly into this environment, offering a real plus for hot summer days.

A garden shed adds a practical touch and completes this harmonious outdoor ensemble.

Located in a quiet and family-friendly area, this shop benefits from immediate proximity to shops, schools and public transport, making daily life easier.

A rare property that combines ideal location, character and functionality.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2023 energy prices: between 1220 and 1720 euros.



Summary

Property type:	House
Bedrooms:	4
Price	€869,000

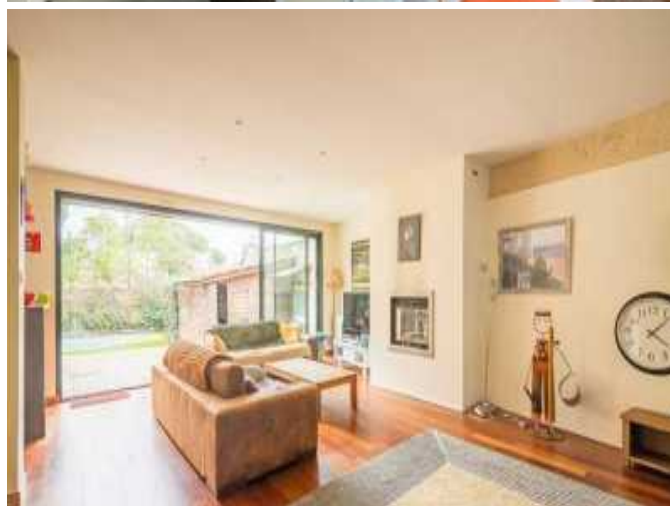
Key Information

Internal Area:	161 sqm
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Location: Nouvelle Aquitaine



## Gallery







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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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