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## The elegant of Saint Seurin

Gironde , Nouvelle Aquitaine



**€650,000**

inc. of agency fees

2 Beds      1 Baths      131 sqm

Nestled on the first and last floor of a small condominium, this 131sqm duplex seduces with its beautiful volumes, its brightness and its refined fittings....

### At a Glance

Reference	MFH-EAB2000EABX	Near to	Bordeaux	Price	€650,000
Bed	2	Bath	1	Hab.Space	131 sqm
		Pool	No	Land Tax	N/A

### Property Description

Nestled on the first and last floor of a small condominium, this 131sqm duplex seduces with its beautiful volumes, its brightness and its refined fittings.

As soon as you enter, your eye is drawn to a vast double living room, bathed in light thanks to its large openings, offering a clear view of the greenery. This beautiful living space, designed to combine comfort and aesthetics, is decorated with numerous custom-made storage spaces, optimizing every corner of the apartment.

An adjoining laundry room completes this space, adding a real gain in practicality on a daily basis.

Upstairs, the night area consists of two bedrooms, including a master suite with a custom-made dressing room and a second bedroom equipped with custom-made built-in wardrobes.

The elegant bathroom offers comfort and modernity with its shower and bathtub. Quality services and custom-made fittings complete this apartment, completed by a 15 sqm storeroom. Located close to shops, schools and transport, this rare property combines charm, comfort and practicality.

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 1210 and 1640 euros.

: /

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 450 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€650,000

### Key Information

Internal Area:	131 sqm
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### Location: Nouvelle Aquitaine



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**S. and L. BROWN**



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