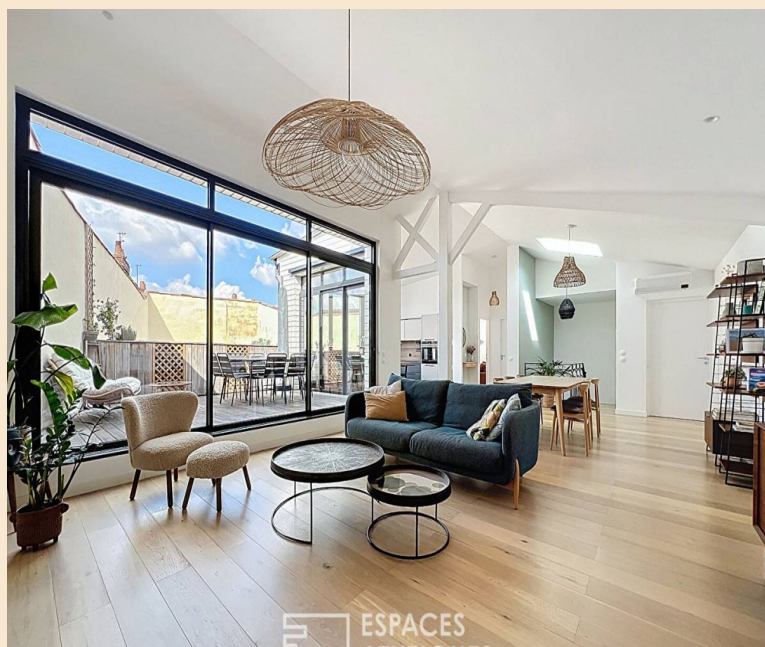


[Click to view MFH-EAB2012EABX](#)

## Luxury apartment on the top floor with terrace and elevator

Gironde , Nouvelle Aquitaine



**€699,000**

inc. of agency fees

3 Beds      1 Baths      133 sqm

500 m from the Basilica of Saint-Michel, in a stone building completely renovated in 2021 with elevator, this apartment located on the 4th and last floor...

### At a Glance

Reference	MFH-EAB2012EABX	Near to	Bordeaux	Price	€699,000
Bed	3	Bath	1	Hab.Space	133 sqm
		Pool	No	Land Tax	N/A

### Property Description

500 m from the Basilica of Saint-Michel, in a stone building completely renovated in 2021 with elevator, this apartment located on the 4th and last floor has been entirely tastefully designed by its owners and belongs to a small co-ownership of 7 lots.

The landing door is located on the 3rd floor and access is via a private staircase or you can arrive directly via the elevator in this apartment of 133 m<sup>2</sup> on the ground and 114 m<sup>2</sup> Carrez. We discover a large living room of 67 m<sup>2</sup> with a fully equipped kitchen opening onto an intimate terrace not overlooked of 16 m<sup>2</sup>. Beautiful high ceilings, pretty parquet flooring, high-end fittings give this very bright place a warm and cozy atmosphere.

On the street side, we discover a first bedroom in the attic with storage and skylights, then a second master bedroom with dressing room and direct access to the bathroom.

This is also accessible from the living room and has a bathtub as well as a walk-in shower. A third bedroom is located behind the kitchen as well as a separate toilet. Finally, a utility room next to the elevator arrival completes this level. Regarding the new common areas, the apartment has a healthy vaulted cellar of approximately 15 m<sup>2</sup> accessible by elevator with good height as well as a bicycle storage room on the ground floor of the building.

Possibility of acquiring an additional parking space. Very beautiful apartment of high quality in which to put down your suitcases!

ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices indexed for the years 2021, 2022, 2023: between 690 and 990 EUR / year.

/

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 2054 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€699,000

### Key Information

Internal Area:	133 sqm
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### Location: Nouvelle Aquitaine



## Gallery









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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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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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