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Authentic duplex apartment close to the public garden

Gironde , Nouvelle Aquitaine



€590,000

inc. of agency fees

3 Beds

103 sqm

Located between the quays and the Jardin Public (Rue Ferrère), this top-floor duplex apartment combines old-world charm with remarkable volumes. Offering...

At a Glance

Reference MFH-EAB2014EABX

Near to Bordeaux

Price €590,000

Bed 3

Pool No

Hab.Space 103 sqm

Land Tax N/A

Property Description

Located between the quays and the Jardin Public (Rue Ferrère), this top-floor duplex apartment combines old-world charm with remarkable volumes. Offering beautiful light thanks to its large openings, it features solid wood flooring, high ceilings with exposed beams, and an optimized layout.

Upon entering, the living room seduces with its unique character, enhanced by an exposed stone wall that reinforces the authenticity of the place. This bright space invites relaxation and offers numerous layout possibilities. The duplex consists of three bedrooms, one on the ground floor and two upstairs, guaranteeing comfort and privacy.

The fluid layout of the spaces and the blend of noble materials give this apartment a warm and refined atmosphere. Nestled in a peaceful environment, this property benefits from immediate access to shops, schools, and transport. The Jardin Public district, with its cobbled streets and freestone architecture, offers a pleasant living environment steeped in history. Between dynamism and serenity, this sought-after address seduces with its authenticity and unique atmosphere.

This rare apartment on the market combines character and practicality. Its duplex layout, its undeniable charm and its privileged location make it an ideal opportunity for lovers of character properties. ENERGY

CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2024: between 1210 and 1690 euros.

Agent Commercial Numéro RSAC :

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 2563 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€590,000

Key Information

Internal Area:	103 sqm
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Location: Nouvelle Aquitaine



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S. and L. BROWN



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