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## Pretty renovated shop with garden and outbuildings

Gironde , Nouvelle Aquitaine



**€649,000**

inc. of agency fees

3 Beds      131 sqm      0.05 ha

In the heart of the sought-after La Raze neighborhood in Bègles, on a popular street, this charming, carefully and elegantly renovated shop offers quality...

### At a Glance

Reference MFH-EAB2028EABX

Near to Bordeaux

Price €649,000

Bed 3

Pool No

Hab.Space 131 sqm

Land 0.05 ha

Land Tax N/A

### Property Description

In the heart of the sought-after La Raze neighborhood in Bègles, on a popular street, this charming, carefully and elegantly renovated shop offers quality services and a pleasant living environment.

The shop offers a surface area of 107 m<sup>2</sup> with 2 bedrooms and their bathrooms, one on the ground floor and the other in the attic, as well as an east-west living room. Note that it is possible to create a 3rd bedroom in the living room space to the left of the entrance hall.

The graphic black and white entrance leads on the right to a bedroom with a bathroom and on the left to the living room. The oak parquet flooring, the neat decoration, and the presence of a wood stove bring a warm atmosphere to this convivial living space with double height. A separate elegant kitchen with an adjoining pantry/laundry room completes this level as well as a toilet at the entrance. Upstairs is a pretty attic bedroom with bathroom, dressing room, and separate toilet. An east-facing planted garden invites you to relax.

A heated outbuilding of approximately 24 m<sup>2</sup> can be used as an office or spare bedroom and an adjoining workshop of approximately 15 m<sup>2</sup> allows for storage. Ideally located near shops, schools and transport, this pretty shop combines a practical location with undeniable living comfort. In addition, a reception garden with parking space completes its assets.

ENERGY CLASS: C / 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 1,420 and 1,970 EUR/year.

: /

### Summary

Property type:	House
Bedrooms:	3
Price	€649,000

### Key Information

Internal Area:	131 sqm
Land Area:	0.05 ha

### Location: Nouvelle Aquitaine



## Gallery









As Featured in

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**S. and L. BROWN**



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