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Charming top-floor apartment with terrace in Tourny

Gironde , Nouvelle Aquitaine



€649,000

inc. of agency fees

2 Beds

1 Baths

100 sqm

This duplex apartment is located on the 3rd and top floor of a well-maintained stone building, a stone's throw from Place Tourny and the Jardin Public....

At a Glance

Reference MFH-EAB2031EABX

Bed 2

Near to Bordeaux

Bath 1

Pool No

Price €649,000

Hab.Space 100 sqm

Land Tax N/A

Property Description

This duplex apartment is located on the 3rd and top floor of a well-maintained stone building, a stone's throw from Place Tourny and the Jardin Public.

The 165sqm (100sqm Carrez law) apartment opens onto a spacious entrance hall where the charm

immediately operates thanks to the original parquet flooring, pretty beams, and a beautiful double-height ceiling.

This level is composed of a large, sunny living room with a semi-open kitchen and a working fireplace, as well as a very large bedroom and a bathroom.

The upper floor is arranged under the attic and offers a second bedroom, an office area, a bathroom, as well as plenty of storage space. A sublime Tropezian terrace of approximately 13sqm with a view of the city's rooftops and not overlooked completes this top level.

The highly sought-after address, the charm of the old features, the absolute calm, and the terrace are just a few of the many assets of this apartment. A large, healthy cellar of approximately 20m2 and a rental parking space complete the offer of this rare property.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average annual energy expenditure for standard use, established from 2021 energy prices: between 1090 and 1530 euros.

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Condominiums of 7 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€649,000

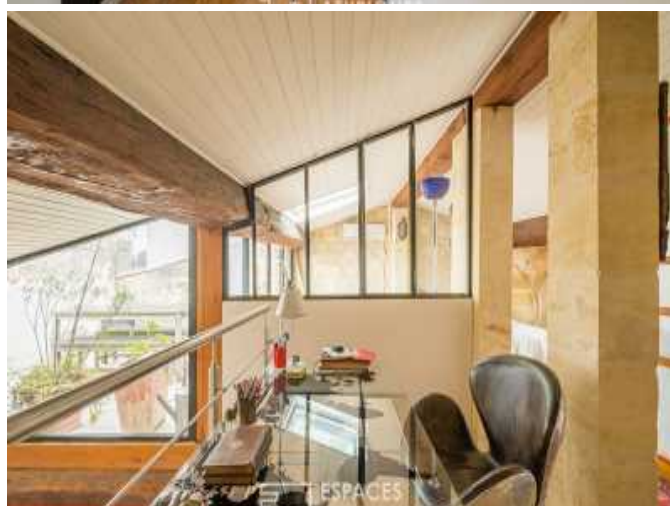
Key Information

Internal Area:	100 sqm
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Location: Nouvelle Aquitaine



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