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House with garage and interior patio in the heart of Saint Michel

Gironde , Nouvelle Aquitaine



€730,000

inc. of agency fees

4 Beds

260 sqm

Located on a sought-after street between Saint-Michel and Sainte-Croix, this charming house, built on a ground floor and two levels, offers beautiful...

At a Glance

Reference MFH-EAB2036EABX

Near to Bordeaux

Price €730,000

Bed 4

Pool No

Hab.Space 260 sqm

Land Tax N/A

Property Description

Located on a sought-after street between Saint-Michel and Sainte-Croix, this charming house, built on a ground floor and two levels, offers beautiful old features and is a good base for a future project.

The 92 sqm ground floor can be used for parking, a workshop, or as a liberal profession or commercial space. The 168 sqm house is divided as follows: the first floor is accessed via a beautiful stone staircase and the living room is bathed in light overlooking the street. Beautiful original parquet flooring, a fireplace, and a nice height give this typical house a certain charm. Next, the kitchen opens onto the covered interior patio. This is followed by a large library lounge with a mezzanine at the back.

On the second and top floor, there is a mezzanine room overlooking the living room, a bedroom, a bathroom with WC, as well as an office and a bedroom overlooking the street. A cellar completes this property.

A very nice address and potential for this charming property to reinvent while preserving the old features.

ENERGY CLASS: D / CLIMATE CLASS: D - Estimated average amount of annual energy expenditure for standard use, established from 2015 energy prices: between EUR990 and EUR1224.

: / Bordeaux

Summary

Property type:	House
Bedrooms:	4
Price	€730,000

Key Information

Internal Area:	260 sqm
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Location: Nouvelle Aquitaine



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S. and L. BROWN



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