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## Beautiful elevated shop in the Piscine district

Gironde , Nouvelle Aquitaine



**€764,400**

inc. of agency fees

4 Beds      184 sqm      0.03 ha

Located just steps from the art deco swimming pool in Bègles, this elevated shop has been completely redesigned by its owners. The result: a turnkey home...

### At a Glance

Reference MFH-EAB2033EABX

Near to Bordeaux

Price €764,400

Bed 4

Pool No

Hab.Space 184 sqm

Land 0.03 ha

Land Tax N/A

### Property Description

Located just steps from the art deco swimming pool in Bègles, this elevated shop has been completely redesigned by its owners. The result: a turnkey home that is both functional and full of charm.

The entrance, either on the street or garden side, sets the tone: smooth circulation and pleasant indoor-outdoor living. The ground floor opens onto a large, bright living room with a fitted kitchen, central island, and a lovely glass-enclosed wine cellar, a nod to the basement. An office that can be converted into a bedroom, a utility room/laundry room, and a toilet complete this level. Upstairs, there are three beautiful bedrooms, each with a private shower room and toilet.

One of them even benefits from a terrace. Ideally located near shops, schools, and transport, this pretty shop combines a practical location with undeniable living comfort. In addition, the garden allows for parking on the plot.

DPE in progress

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### Summary

Property type:	House
Bedrooms:	4
Price	€764,400

### Key Information

Internal Area:	184 sqm
Land Area:	0.03 ha

### Location: Nouvelle Aquitaine



## Gallery



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**S. and L. BROWN**



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