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Shop with swimming pool and garage near the Pessac barrier

Gironde , Nouvelle Aquitaine



€892,500

inc. of agency fees

3 Beds 168 sqm 0.01 ha

Nestled in a quiet and sought-after neighborhood, hidden from view, this elegant two-story shop perfectly embodies the alliance between the authenticity...

At a Glance

Reference	MFH-EAB2042EABX	Near to	Bordeaux	Price	€892,500
Bed	3	Pool	No	Hab.Space	168 sqm
Land	0.01 ha			Land Tax	N/A

Property Description

Nestled in a quiet and sought-after neighborhood, hidden from view, this elegant two-story shop perfectly embodies the alliance between the authenticity of the old and the refinement of modernity. Stone walls, a fireplace, warm volumes and careful finishes give this place a unique atmosphere: a true haven of peace, where intimacy and comfort delicately meet.

The house opens onto a bright living room, composed of a living room with fireplace, a convivial dining area, and a fully equipped open kitchen, extended by large bay windows giving access to the 70 sqm landscaped garden, with its intimate and private swimming pool. The ground floor also accommodates a master suite with its private bathroom, offering a real independent sleeping area with storage.

Upstairs, there are two large bedrooms, a bathroom, as well as a games room or office, ideal for the needs of family life. A healthy cellar completes the set that can serve as a fourth bedroom. A private garage in the street completes this property.

Modern, rare and full of charm, this shop offers an ideal living environment for those looking for the perfect balance between the tranquility of an intimate cocoon and the immediate proximity of urban amenities. A favorite property to discover without delay.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 2060 and 2880 euros.

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Summary

Property type:	House
Bedrooms:	3
Price	€892,500

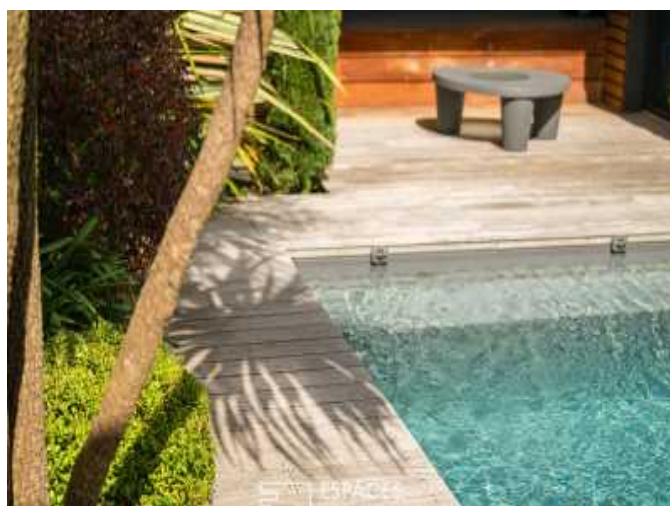
Key Information

Internal Area:	168 sqm
Land Area:	0.01 ha

Location: Nouvelle Aquitaine



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