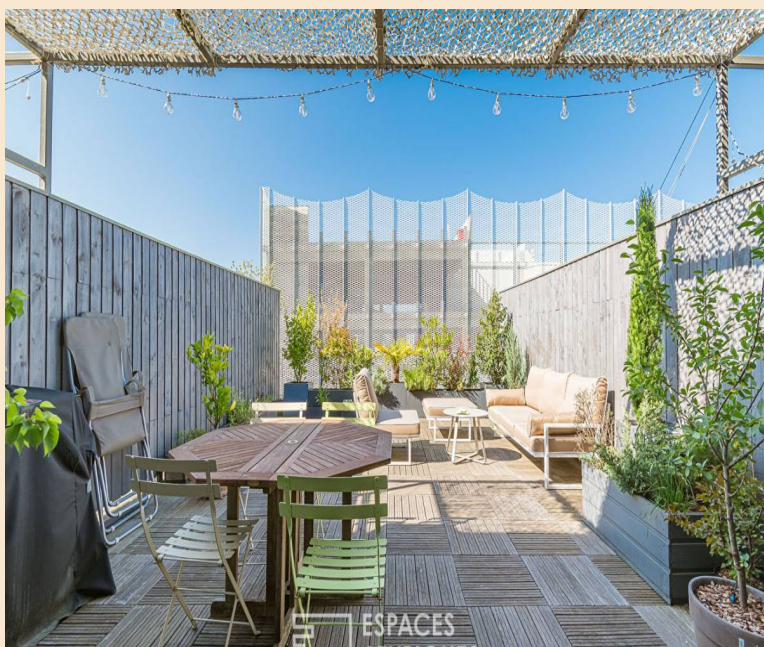


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Top floor duplex with terrace and parking

Gironde , Nouvelle Aquitaine



€577,000

inc. of agency fees

4 Beds

119 sqm

Located in the Brazza district, this 119 sqm duplex is located on the top floor with elevator of a small, recently built condominium. A shared driveway...

At a Glance

Reference MFH-EAB2059EABX

Near to Bordeaux

Price €577,000

Bed 4

Pool No

Hab.Space 119 sqm

Land Tax N/A

Property Description

Located in the Brazza district, this 119 sqm duplex is located on the top floor with elevator of a small, recently built condominium. A shared driveway with a view of the Garonne provides access to the villa through a private reception garden with a storage shed.

An entrance with storage leads to the living room where the kitchen, living room, and dining room share a patio, all bright thanks to numerous openings. This dining room/lounge area opens onto a large 35 sqm terrace facing southwest, furnished and planted, not overlooked. A bedroom, a bathroom, and custom-made storage complete this level.

Upstairs, a hallway leads to the sleeping areas. A master bedroom with a dressing room gives access to a northeast-facing terrace. A third bedroom, an office, a bathroom, and a toilet complete the ensemble.

A secure parking space.

A favorite apartment, a true haven of peace in a booming neighborhood!

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average annual energy expenditure for standard use, based on 2023 energy prices: between 720 and 1030 euros.

Lea Zammit (EI)

Condominiums of 135 units (No proceedings in progress).

Annual expenses : 3900 euros.

Summary

Property type: Apartment
Bedrooms: 4
Price €577,000

Key Information

Year Built: 2022
Internal Area: 119 sqm
Property Features:
• Balcony: 1

Location: Nouvelle Aquitaine



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As Featured in

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C. BAUER – Sunday Times

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S. and L. BROWN



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