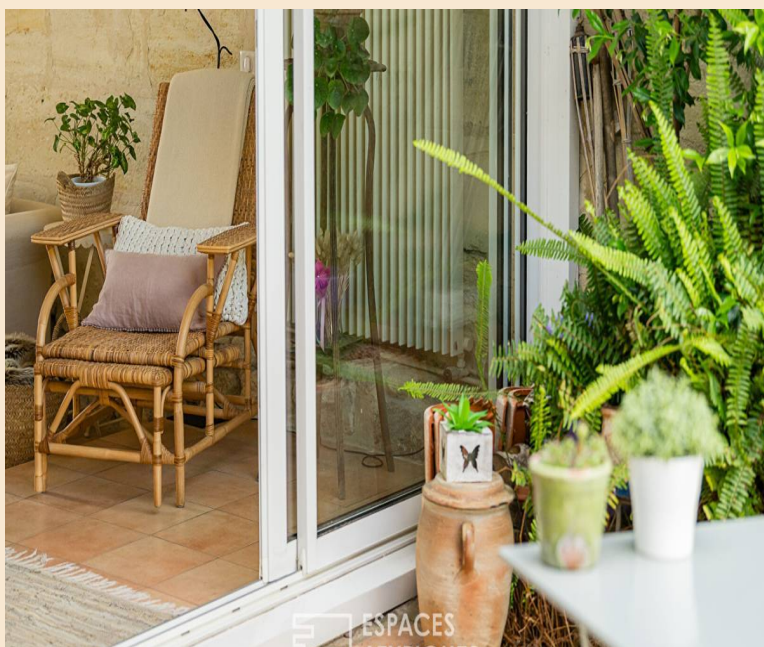


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Renovated shop with terrace in Mérignac Mondésir

Gironde , Nouvelle Aquitaine



€597,000

inc. of agency fees

3 Beds

120 sqm

Ideally located just steps from the shops of Place Mondésir, this charming stone shop of approximately 120 sqm has benefited from a complete renovation...

At a Glance

Reference MFH-EAB2068EABX

Near to Bordeaux

Price €597,000

Bed 3

Pool No

Hab.Space 120 sqm

Land Tax N/A

Property Description

Ideally located just steps from the shops of Place Mondésir, this charming stone shop of approximately 120 sqm has benefited from a complete renovation by an architect, delicately combining old-world charm with modern comfort.

The tone is set from the moment you enter: exposed stone, custom-made storage, and a cleverly designed office space, ideal for teleworking or studying in a pleasant setting. The living room, bathed in light thanks to large bay windows, opens onto a beautiful, private terrace. It offers a unique atmosphere, where characterful features (stone walls, high ceilings) meet a quality contemporary renovation. The spacious, fully equipped separate kitchen is extended by an adjoining pantry, perfect for simplifying everyday life. The ground floor also houses a first bedroom and a toilet.

Upstairs, two additional bedrooms await you, including a suite with a spacious custom-made dressing room. An elegant bathroom, designed down to the smallest detail, completes this sleeping area. A turnkey property in a sought-after location, perfect for lovers of charm and neighborhood life.

ENERGY CLASS: D / CLIMATE CLASS: C. Estimated average annual energy costs for standard use, based on 2021 energy prices: between EUR1,690 and EUR2,360.

: /

Summary

Property type:	House
Bedrooms:	3
Price	€597,000

Key Information

Internal Area:	120 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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