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## The townhouse with rooftop in the heart of Bordeaux

Gironde , Nouvelle Aquitaine



**€750,000**

inc. of agency fees

3 Beds      1 Baths      135 sqm

A stone's throw from the Aquitaine Museum and Place Pey Berland, this town house offers 135m2 on 3 levels, a winter garden and a rooftop terrace. Benefiting...

### At a Glance

Reference	MFH-EAB2088EABX	Near to	Bordeaux	Price	€750,000
Bed	3	Bath	1	Hab.Space	135 sqm
		Pool	No	Land Tax	N/A

### Property Description

A stone's throw from the Aquitaine Museum and Place Pey Berland, this town house offers 135m<sup>2</sup> on 3 levels, a winter garden and a rooftop terrace. Benefiting from 3 bedrooms and several office spaces, this property perfectly combines preserved old features and recent renovation.

The first level is a reception level for storing bicycles, pushchairs or motorbikes. A sublime period staircase then leads to the second level which accommodates the living rooms: a spacious living room where parquet flooring, exposed stone, original fireplace and steel glass roof mingle. From the living room follows a very pretty kitchen which itself gives access to a patio which is lived like a winter garden with a height under glass roof of about 6 meters. The upper floor consists of a master suite with bathroom. An indoor balcony in this bedroom overlooks the patio below. A second bedroom, an office and a bathroom complete this floor. On the last level, a third bedroom and finally, the superb terrace overlooking the rooftops of

The absence of vis-à-vis and the view of the Saint-André cathedral are unparalleled. The location in the city center, the preserved beauty of the place and the modern improvements make this house a rare and terribly original property.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 1890 and 2590 euros.

Lea Rehnfeldt (EI)

Condominiums of 5 units (No proceedings in progress).

Annual expenses : 350 euros.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€750,000

Key Information

Internal Area:	135 sqm
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Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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