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The Saint Augustin shop with swimming pool

Gironde , Nouvelle Aquitaine



€569,000

inc. of agency fees

2 Beds 2 Baths 100 sqm 0.01 ha

Ideally located just steps from shops, the Saint Augustin church, and tram A, this charming stone shop of approximately 100 sqm has undergone a complete...

At a Glance

Reference MFH-EAB2087EABX

Near to Bordeaux

Price €569,000

Bed 2

Bath 2

Hab.Space 100 sqm

Land 0.01 ha

Pool No

Land Tax N/A

Property Description

Ideally located just steps from shops, the Saint Augustin church, and tram A, this charming stone shop of approximately 100 sqm has undergone a complete renovation. It features three bedrooms, an intimate terrace, and a swimming pool.

Upon entering, you enter a pleasant living room bathed in light thanks to large bay windows. A fireplace adds warmth and conviviality. The property opens onto a beautiful, private terrace with a swimming pool, offering a peaceful, secluded atmosphere.

The fully equipped, semi-open kitchen extends into a welcoming dining area, ideal for everyday use as well as for entertaining. The ground floor also includes a first bedroom, a separate toilet, and a dressing room.

The upper floor consists of a second bedroom with its own bathroom, as well as an office that could easily be used as a third bedroom.

A healthy 60 sqm cellar completes this property, offering numerous storage and development possibilities. A turnkey property, in a prime location, perfect for lovers of charm and neighborhood life.

DPE in progress

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Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€569,000

Key Information

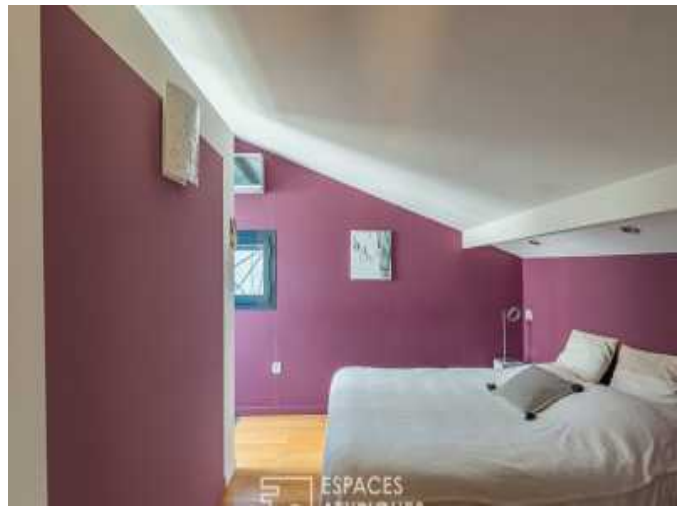
Internal Area:	100 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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