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Former restaurant converted into a loft with terraces

Gironde , Nouvelle Aquitaine



€699,900

inc. of agency fees

3 Beds 1 Baths 200 sqm

Located in Bacalan, very close to the New York tramway, this 200m2 loft-style house is built on three levels and offers two terraces. The ground floor is entirely dedicated to the living space with an...

At a Glance

Reference	MFH-EAB1507EABX	Near to	Bordeaux	Price	€699,900
Bed	3	Bath	1	Hab.Space	200 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in Bacalan, very close to the New York tramway, this 200m2 loft-style house is built on three levels and offers two terraces.

The ground floor is entirely dedicated to the living space with an equipped open-plan kitchen and adjoining

pantry. The recent renovation brings to this space an industrial spirit such as metal beams, brick walls and waxed concrete. In absolute calm, the living room opens onto a sunny terrace of 25m² with jacuzzi. An office space and a laundry room complete this level. The upper floor offers two bedrooms including a master suite with dressing room and a bathroom with walk-in shower, bathtub and double sink. A bathroom, a sauna and a second terrace of 15m² are added to the assets of this atypical house. The converted attic reveals a third bedroom with plenty of storage.

A family and functional house in a neighborhood with many advantages, close to the tram and shops.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 1370 and 1910 euros.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€699,900

Key Information

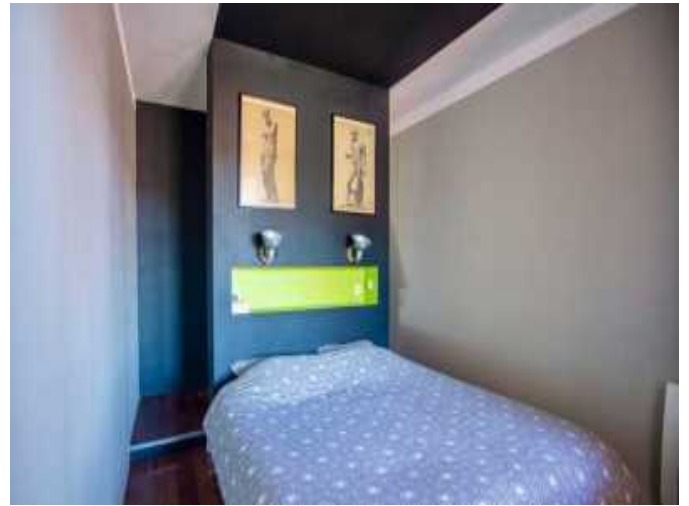
Internal Area:	200 sqm
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Location: Nouvelle Aquitaine



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