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## Cozy apartment with patio in the old town

Gironde , Nouvelle Aquitaine



**€300,000**

inc. of agency fees

2 Beds

62.28 sqm

This charming old bakery, nestled in the heart of the old town, has been transformed into a welcoming apartment extending over a ground floor and a flexible room, offering a generous floor space of 67m2....

### At a Glance

Reference MFH-EAB1637EABX

Near to Bordeaux

Price €300,000

Bed 2

Pool No

Hab.Space 62.28 sqm

Land Tax N/A

### Property Description

This charming old bakery, nestled in the heart of the old town, has been transformed into a welcoming apartment extending over a ground floor and a flexible room, offering a generous floor space of 67m2.

Recently renovated, this apartment consists of two bedrooms and a charming patio. The apartment has a private and independent entrance which leads to a welcoming space, including a fitted kitchen with a dining area. A corridor leads to the back, where you will find a bathroom, a toilet, as well as two bright bedrooms

with large bay windows, giving access to a pleasant green patio of approximately 8m<sup>2</sup>. Finally, a spiral staircase leads to a flexible converted into a cocooning space, perfect for reading, listening to vinyl or watching films.

The ideal location in the heart of the city, the charm of this old bakery combined with the quality of the renovation, as well as the presence of an outdoor space, make this apartment a real favorite.

ENERGY CLASS: E / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,070 and EUR1,500.

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Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1200 euros.

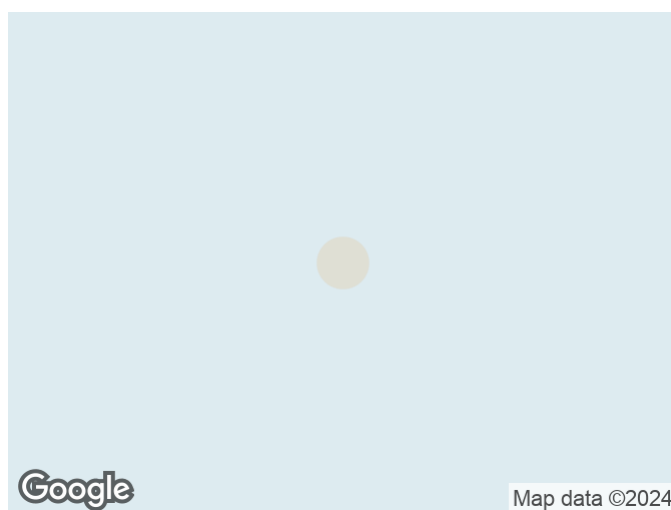
## Summary

Property type: Apartment  
Bedrooms: 2  
Price: €300,000

## Key Information

Internal Area: 62.28 sqm

## Location: Nouvelle Aquitaine



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