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The family home of Saint Seurin

Gironde , Nouvelle Aquitaine



€1,047,000

inc. of agency fees

4 Beds 1 Baths 173 sqm 0.03 ha

This lovely house of 175m2 of living space located in a peaceful and sought-after area has 3 bedrooms, an office and a sunny garden of 200m2. Its layout on three levels offers a judicious separation between...

At a Glance

Reference MFH-EAB1544EABX

Near to Bordeaux

Price €1,047,000

Bed 4

Bath 1

Hab.Space 173 sqm

Land 0.03 ha

Pool No

Land Tax N/A

Property Description

This lovely house of 175m2 of living space located in a peaceful and sought-after area has 3 bedrooms, an office and a sunny garden of 200m2. Its layout on three levels offers a judicious separation between living and rest spaces.

The entrance opens onto a spacious living room with old-world charm. A fitted and equipped kitchen completes this level. You have to go down three steps to access the living room with a view overlooking the

garden.

Upstairs are two bright and spacious bedrooms and a bathroom. This space offers privacy and tranquility, while the third bedroom, the office and the bathroom are located on the garden level.

This property has an atypical layout offering an ideal distribution between living and rest spaces. Its sunny garden and its configuration make it a rare opportunity in this popular area.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1640 and 2270 euros.

RSAC Number:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,047,000

Key Information

Internal Area:	173 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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