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## Pretty pond-style town house with independent studio

**Gironde** , **Nouvelle Aquitaine**



**€585,000**

inc. of agency fees

4 Beds

126 sqm

Ideally located between the Port, the Market and the Train Station, this wooden frame construction with authentic charm takes place in a quiet and picturesque...

### At a Glance

**Reference** MFH-EAB1443EAAR

**Near to** Bordeaux

**Price** €585,000

**Bed** 4

**Pool** No

**Hab.Space** 126 sqm

**Land Tax** N/A

### Property Description

Ideally located between the Port, the Market and the Train Station, this wooden frame construction with authentic charm takes place in a quiet and picturesque alley in the center of La Teste. It offers on the ground floor a beautiful living room with fully equipped American kitchen and lounge which open onto a 35m2 terrace. A pantry and a guest toilet complete the first level of this warm and tastefully decorated habitat.

Upstairs there are three beautiful bedrooms with cupboards, an office, a bathroom and a toilet. Adjoining the main house, a pretty 25m<sup>2</sup> studio with independent access and terrace completes the services of this favorite property in a sought-after location, close to all amenities. ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1051 and 1423 euros.

### Summary

Property type:	Apartment
Bedrooms:	4
Price	€585,000

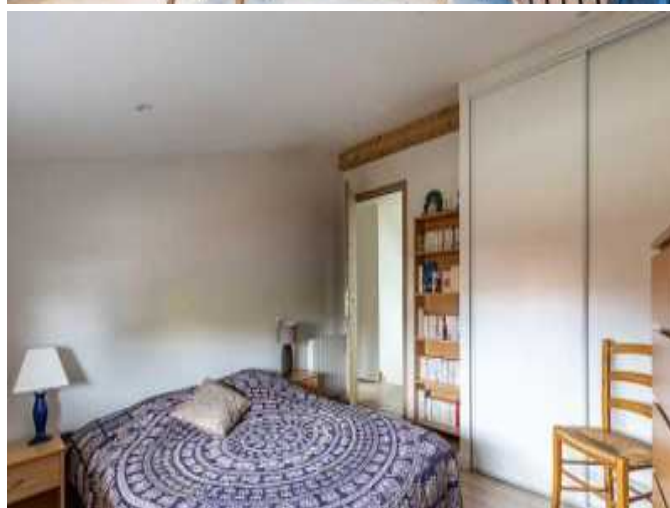
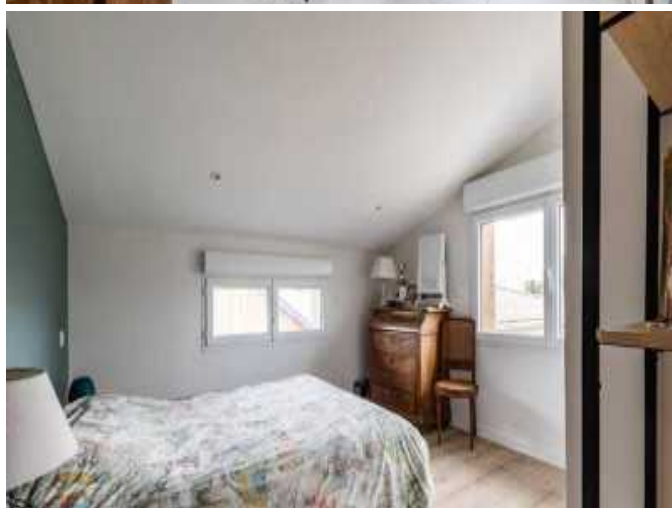
### Key Information

Year Built:	2019
Internal Area:	126 sqm

### Location: Nouvelle Aquitaine



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