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The bourgeois apartment of Fondaudège

Gironde , Nouvelle Aquitaine



€814,000

inc. of agency fees

3 Beds

117.47 sqm

Located on the first floor of a completely renovated building, in a very sought-after area of Bordeaux, this spacious apartment offers a surface area of 117.5 sqm, ideally distributed to provide a family...

At a Glance

Reference MFH-EAB1617EABX

Near to Bordeaux

Price €814,000

Bed 3

Pool No

Hab.Space 117.47 sqm

Land Tax N/A

Property Description

Located on the first floor of a completely renovated building, in a very sought-after area of Bordeaux, this spacious apartment offers a surface area of 117.5 sqm, ideally distributed to provide a family and functional living environment.

The living space is remarkable for its conviviality and optimal layout. A bright dining room with open and welcoming fitted kitchen opens onto a superb living room. The fireplaces and the old parquet floors add a

warm touch to the whole. The continuous balcony offers a pleasant and urban outdoor space. An additional office completes this space, allowing the possibility of working from home. The apartment has three bedrooms, including a generous master suite with its bathroom and dressing room. The other two bedrooms share a bathroom.

Close to shops and transport, this apartment combines comfort, practicality and elegance.

ENERGY CLASS: B/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 780 and 1,090 euros.

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Condominiums of 4 units (No proceedings in progress).

Annual expenses : 2420 euros.

Summary

Property type: Apartment
Bedrooms: 3
Price €814,000

Key Information

Internal Area: 117.47 sqm
Property Features:
• Balcony: 5

Location: Nouvelle Aquitaine



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