

The bourgeois apartment of Fondaudège

Gironde, Nouvelle Aquitaine



At a Glance

Reference	MFH-EAB1617EABX
Bed	3

Near to Pool

o Bordeaux

No

 Price
 €814,000

 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: Bedrooms: Price Apartment 3 €814,000

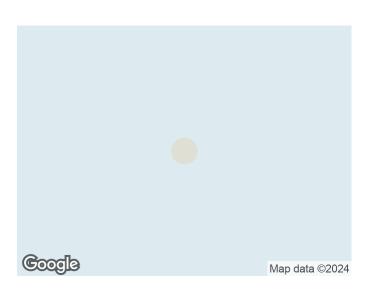
Key Information

Internal Area:	
Property Features:	
Balcony: 5	

117.47 sqm

Location: Nouvelle Aquitaine





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