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The cocoon of Fondaudège with a view of the roofs

Gironde , Nouvelle Aquitaine



€349,000

inc. of agency fees

1 Beds

55 sqm

Ideally located in one of the most popular areas of Bordeaux, this renovated apartment offers a perfect blend of authenticity and modernity. With a surface area of 44m² square and 77m² on the ground,...

At a Glance

Reference MFH-EAB1616EABX
Bed 1

Near to Bordeaux
Pool No

Price €349,000
Hab.Space 55 sqm
Land Tax N/A

Property Description

Ideally located in one of the most popular areas of Bordeaux, this renovated apartment offers a perfect blend of authenticity and modernity. With a surface area of 44m² square and 77m² on the ground, it is nestled on the 3rd and last floor of a rehabilitated building.

From the entrance, the living room offers a warm and bright atmosphere. The living room, spacious and welcoming, blends perfectly with the fitted kitchen which benefits from contemporary finishes. The exposed beams, a true signature of this attic apartment, bring character to each room and add a note of elegance to the whole. The bedroom, bathed in natural light, offers a comfortable haven of peace. A spacious and renovated powder room adds a touch of modernity and functionality to this space. This apartment offers a clear view of the rooftops of

Located in a dynamic area, this apartment benefits from easy access to shops, restaurants, public transport and all the essential amenities for a pleasant urban life.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 540 and 760 euros.

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Condominiums of 4 units (No proceedings in progress).

Annual expenses : 1100 euros.

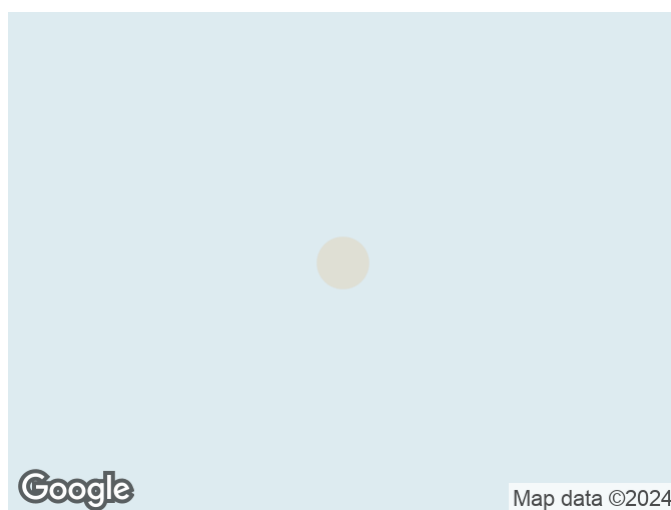
Summary

Property type: Apartment
Bedrooms: 1
Price: €349,000

Key Information

Internal Area: 55 sqm

Location: Nouvelle Aquitaine



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