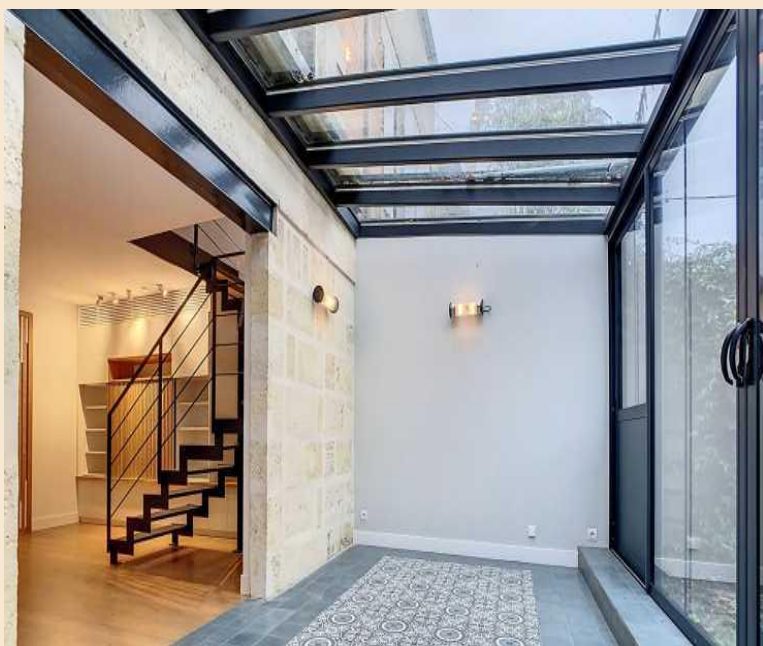


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Stone shop near Parc Bordelais with garden

Gironde , Nouvelle Aquitaine



€519,000

inc. of agency fees

2 Beds 94 sqm 0.01 ha

Located in the immediate vicinity of the Bordeaux park, shops and transport, this charming 94 m2 shop is the result of a subtle contemporary renovation carried out by a famous architectural firm. From...

At a Glance

Reference MFH-EAB1657EABX

Bed 2

Land 0.01 ha

Near to Bordeaux

Pool No

Price €519,000

Hab.Space 94 sqm

Land Tax N/A

Property Description

Located in the immediate vicinity of the Bordeaux park, shops and transport, this charming 94 m2 shop is the result of a subtle contemporary renovation carried out by a famous architectural firm.

From the entrance, a warm atmosphere emanates from each space. Two bedrooms with large dressing rooms are located on the first level. A workshop-style staircase gives access to the living room, decorated with a veranda with a glass roof, opening onto a charming garden of approximately 50 m2. The fitted and equipped

kitchen as well as a bathroom with WC complete this level.

This charming setting, where the marriage between the old and the modern seduces with its comfort and elegance, offers an exceptional living environment.

ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 5,400 and 7,370 euros.

/

Summary

Property type:	House
Bedrooms:	2
Price	€519,000

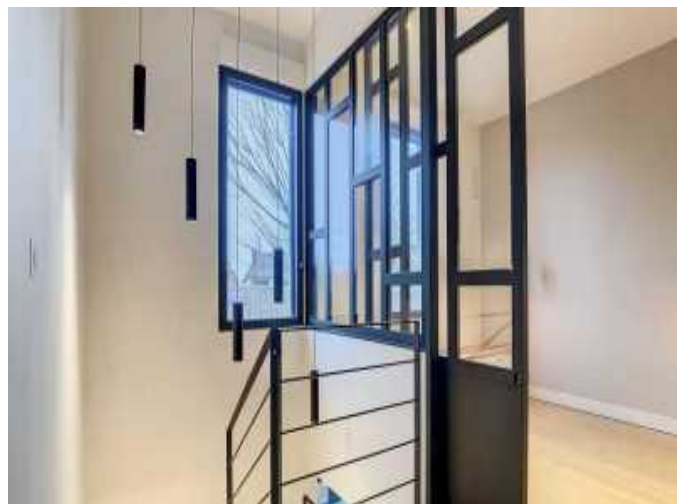
Key Information

Year Built:	1900
Internal Area:	94 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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