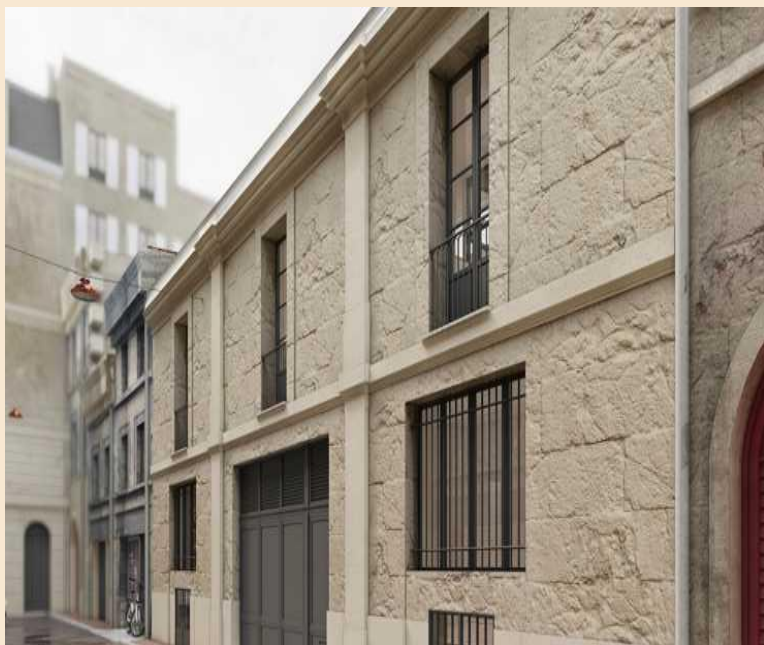


[Click to view MFH-EAB1661EABX](#)

## Former factory to be rehabilitated into a loft

Gironde , Nouvelle Aquitaine



**€990,000**

inc. of agency fees

3 Beds

300 sqm

This former 300 m2 factory, ideally located in the heart of Bordeaux, at the foot of Porte Cailhau, is to be rehabilitated in order to create a real loft...

### At a Glance

**Reference** MFH-EAB1661EABX

**Near to** Bordeaux

**Price** €990,000

**Bed** 3

**Pool** No

**Hab.Space** 300 sqm

**Land Tax** N/A

### Property Description

This former 300 m<sup>2</sup> factory, ideally located in the heart of Bordeaux, at the foot of Porte Cailhau, is to be rehabilitated in order to create a real loft with patio and garage. Developed on 3 levels of approximately 100m<sup>2</sup> each, the ceiling height, exposed beams, and volumes are the characteristics of this ideal place offering numerous development possibilities. A sumptuous living room will be created, structured around an interior patio and a superb overhead glass roof. On the night side, the creation of three bedrooms can be considered, as well as a gym, office, cellar and garage. All exterior work will be carried out by the owner (façade, roof and frames), only the interior fittings work will be carried out by future buyers. This future loft is located in the heart of the historic center of Bordeaux, close to the tramway and the quays. Blank DPE.

### Summary

Property type:	House
Bedrooms:	3
Price	€990,000

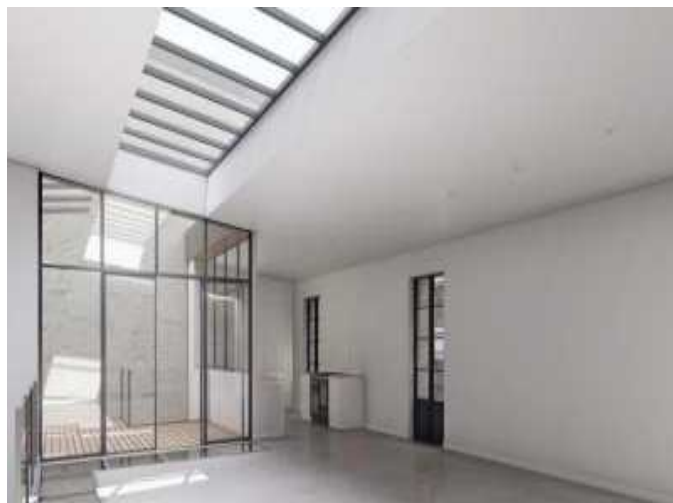
### Key Information

Internal Area:	300 sqm
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### Location: Nouvelle Aquitaine



## Gallery



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**S. and L. BROWN**



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