Click to view MFH-EAB1665EABX

Former car garage transformed with terrace and garage

Gironde, Nouvelle Aquitaine



€799,000

inc. of agency fees

3 Beds **1** Baths **139** sqm

Ideally located between the Chartrons and the Public Garden, near the park, this completely renovated former car garage offers a surface area of 139 m2 with a terrace, captivating with its generous spaces...

At a Glance

Reference MFH-EAB1665EABX **Near to** Bordeaux **Price** €799,000

Bed 3 **Bath** 1 **Hab.Space** 139 sqm

Pool No Land Tax N/A

Property Description

Ideally located between the Chartrons and the Public Garden, near the park, this completely renovated former car garage offers a surface area of 139 m2 with a terrace, captivating with its generous spaces and quality services.

Upon entering, we discover a living room of 70 m2, including a fully equipped and functional central

kitchen, with its central island facing the wood stove. Everything opens onto a 22 m2 terrace, hidden from view.

On the night side, three bedrooms with storage offer a comfortable space. A bathroom equipped with a bathtub and a shower completes this space. A WC and a laundry room complete this level.

A parking space on the ground floor completes this apartment. In addition, an already approved building permit offers the possibility of raising the property by an additional 150 m2.

ENERGY CLASS: D/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 1510 and 2110 euros.

Condominiums of 7 units (No proceedings in progress).

Summary

Property type: Apartment

Bedrooms: 3
Bathrooms 1

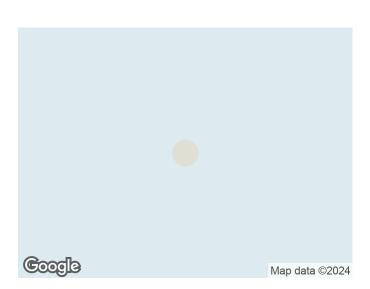
Price €799,000

Key Information

Internal Area: 139 sqm

Location: Nouvelle Aquitaine





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S. and L. BROWN



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