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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
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Location: Nouvelle Aquitaine



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