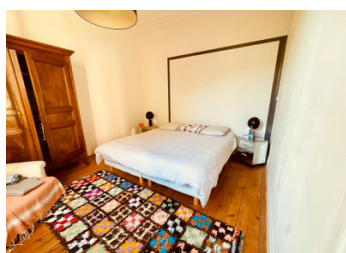
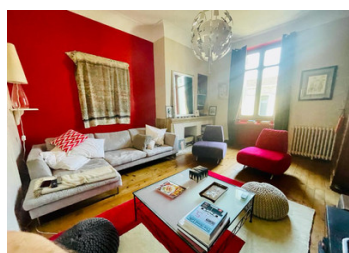
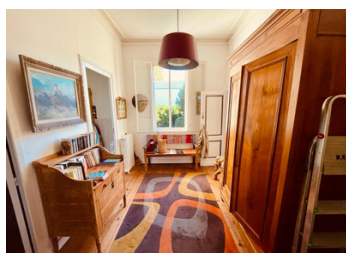
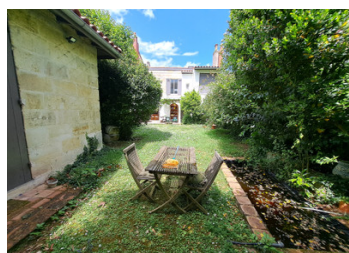
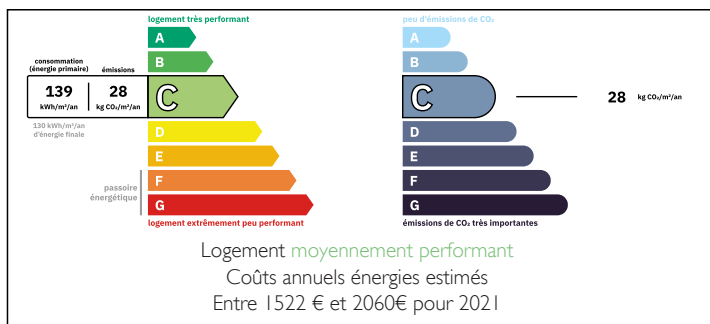


## Nansouty/Saint-Genès - 7 room house with garden and studio 170m2



## ENERGY - DPE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Bordeaux |
| Department: | Gironde  |
| Bed:        | 5        |
| Bath:       | 2        |
| Floor:      | 170 m2   |
| Plot Size:  | 268 m2   |

## IN BRIEF

Situated on a 268 m<sup>2</sup> plot, this charming Bordelaise Echoppe offers 170 m<sup>2</sup> of living space spread over two levels, with a separate studio nestled at the rear of the garden.

The 137 m<sup>2</sup> south-facing garden, complete with a terrace, provides a peaceful outdoor setting, perfect for relaxing or entertaining.

The property retains its authentic charm with original stone façade, wooden flooring, high ceilings, and a period fireplace. The bedrooms overlook the serene, private garden, offering a quiet retreat in the heart of the city.

The entrance level features four rooms and a bathroom with a bathtub and washbasin. On the garden level, you'll find a bright living room and open-plan kitchen with direct access to the garden, along with a separate bedroom, office, WC, and

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Visits possible daytime, evenings and weekends.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1810 EUR

## NOTES