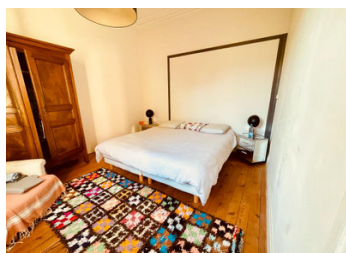
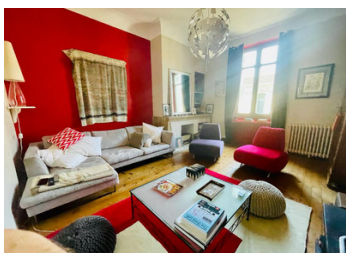
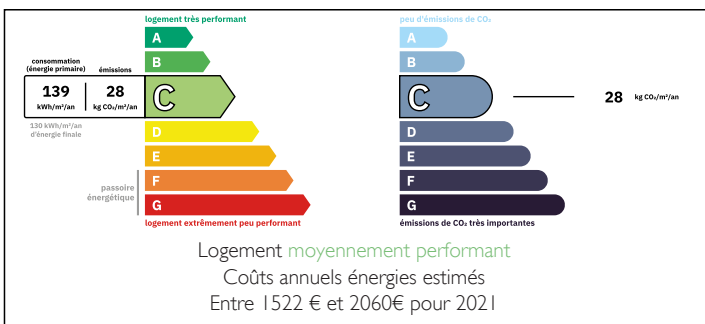


## Nansouty/Saint-Genès - 7 room house with garden and studio 170m2



## ENERGY - DPE



## INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	5
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	268 m <sup>2</sup>

## 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

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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

Taxe habitation: EUR

## NOTES