

## Stone cottage with contemporary extension



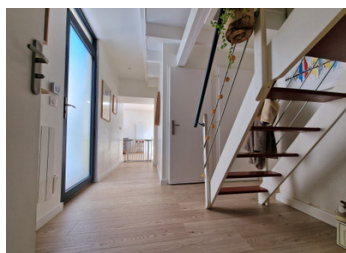
## INFORMATION

Town:	Bègles
Department:	Gironde
Bed:	3
Bath:	1
Floor:	74 m <sup>2</sup>
Plot Size:	25 m <sup>2</sup>

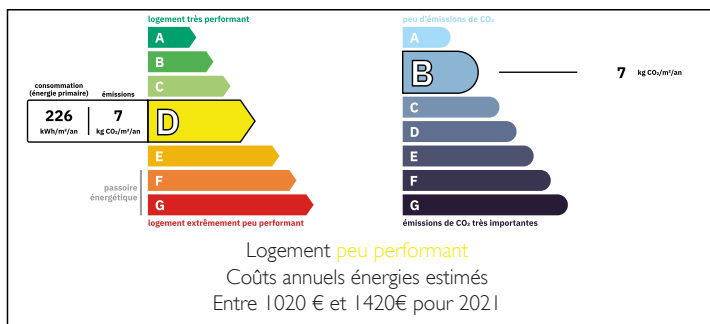
## IN BRIEF

This pretty stone cottage has married character with contemporary design. The bright 22m<sup>2</sup> living space includes a fitted kitchen with a Nordic feel. The West facing sliding doors open onto a 25m<sup>2</sup> enclosed terrace perfect for entertaining. The main bedroom, bathroom, laundry room and WC are to be found in the original cottage on the ground floor. The upper level has 2 attic rooms with velux windows and sloping ceilings.

This turn-key property that has been tastefully renovated offers city living 600m from the Barrière de Bègles, 500m from Tram C and 2km from Bordeaux's Gare St Jean.

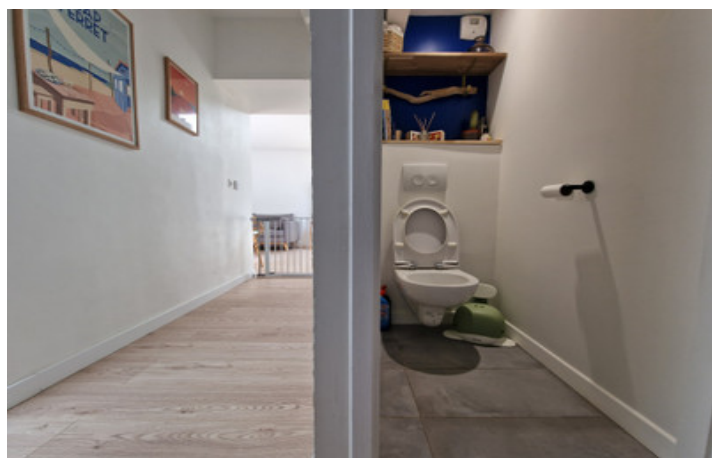


## ENERGY - DPE



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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

This tastefully renovated stone cottage was extended in 2018 to offer a 22m<sup>2</sup> open living space. The extension is under building guarantee. The property opens onto a delightful 25m<sup>2</sup> private terrace. The property offers ground floor living with the 11m<sup>2</sup> main bedroom, WC and bathroom all on the ground floor. 2 attic bedrooms measuring 11m<sup>2</sup> of floor space have a velux window and sloping ceilings (3m<sup>2</sup> in each bedroom is above 180cm ceiling height).

The living room is light, offering West facing sliding doors onto the terrace as well as a large skylight above the dining area. The main entrance is to be found on the original cottage side of the property with access onto a hallway leading to the main bedroom, WC, bathroom, laundry room and into the main living space. A plan is available on our website. The property has electric heating.

The cottage is located 25m from the road via a private passage which also provides access to 3 other cottages. This property is at the end of the passage and offers privacy. Tram C is 500m from the cottage. The popular shops at the Barrière de Bègles are 600m from the property. Gare St Jean is 2km.

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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:** 1153 EUR

**Taxe habitation:** EUR

## NOTES