

## Price on request

**Contact agency**

**Immo des vignes**

20 rue Edmond Faulat

33440 Ambarès-et-Lagrave

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vignes2@wanadoo.fr

**For sale house**

**4 rooms**

**Surface : 163 m²**

**Surface of the living : 70 m²**

**Surface of the land : 30 m²**

**View : Sans vis à vis**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## House 503 Ambarès-et-Lagrave

Magnificent duplex apartment, spanning 163 m², in excellent condition, combining spacious rooms with high-quality features (reversible air conditioning, hardwood floors, aluminum joinery). The cozy living area (71 m²), with a pellet stove, will charm you with its brightness, stone walls, and the practicality of its fully equipped kitchen area fitted with a central island, perfect for enjoying social moments together. The ground floor also includes a bedroom with an en-suite bathroom, a terrace with a loggia, a laundry room, and a toilet. The first floor will surprise you; beyond the mezzanine overlooking the living room, a master suite (with shower room, walk-in closet, and WC) and an additional bedroom, as well as a terrace with a jacuzzi, await you for discreet relaxation. Adjacent and connected to the apartment, you will find a garage with a first floor ready for conversion. A rare find in our area.

Fees and charges :

