

[Click to view MFH-EAB1728EABX](#)

Loft house with terrace and swimming pool near the station

Gironde , Nouvelle Aquitaine



€1,149,000

inc. of agency fees

4 Beds 3 Baths 208 sqm

Located in Bordeaux, between Capucins and Gare Saint Jean, close to amenities, this superb loft house of approximately 208m2 with terrace, swimming pool, and garage for 2 vehicles offers great amenities....

At a Glance

Reference	MFH-EAB1728EABX	Near to	Bordeaux	Price	€1,149,000
Bed	4	Bath	3	Hab.Space	208 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in Bordeaux, between Capucins and Gare Saint Jean, close to amenities, this superb loft house of approximately 208m2 with terrace, swimming pool, and garage for 2 vehicles offers great amenities.

Sheltered from prying eyes and from the street, this pretty property entirely open onto its patio with

swimming pool offers beautiful volumes and was made with quality materials. An entrance with storage leads to the large open space living room. Very bright with its high bay windows, it has a pleasant living room, a dining room and a fully fitted and equipped kitchen facing the terrace.

On the night side, this beautiful contemporary offers a charming master suite opening onto the patio and its swimming pool. An office area completes this level.

The first floor has an open relaxation area (cinema lounge, library, games room) and distributes three beautiful bedrooms with shower room and bathroom.

The exterior offers a pleasant swimming pool surrounded by its terrace.

A laundry room and a large closed garage that can accommodate 2 vehicles complete this superb house/loft in an area close to Saint Jean train station, schools, shops, transport and amenities.

ENERGY CLASS: A / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR740 and EUR1070.

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1300 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€1,149,000

Key Information

Internal Area:	208 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates