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Former converted grocery store with Garonne and garden view

Gironde , **Nouvelle Aquitaine**



€579,000

inc. of agency fees

3 Beds 1 Baths 220 sqm

Located on the front line of an old fishing village, this characterful stone house offers a breathtaking view of the Garonne. It has managed to preserve its historic past and its authentic spirit, with...

At a Glance

Reference	MFH-EAB1768EABX	Near to	Bordeaux	Price	€579,000
Bed	3	Bath	1	Hab.Space	220 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on the front line of an old fishing village, this characterful stone house offers a breathtaking view of the Garonne. It has managed to preserve its historic past and its authentic spirit, with interior woodwork, fireplaces and old parquet floors.

A flight of steps leads to a terrace of more than 20 sqm facing south. The entrance opens onto a beautiful living room of 60 sqm including a living room, a dining room, and a fully equipped independent kitchen. This space benefits from great light thanks to the numerous openings opening onto the outside. A large veranda of 30 sqm, converted into a winter garden, allows you to enjoy the sun's rays at any time of the year. A technical room, a WC and storage space complete this level, offering direct access to a comfortable garden, rare in the area. Upstairs, a large bedroom of 44 sqm with a view of the Garonne and a dressing area of 13 sqm which can be transformed into an office or bedroom. A passageway provides access to the bathroom with shower and bathtub, a second bedroom and a toilet. A third bedroom is on the mezzanine. A 30 sqm cellar, attached to the house, can be completely rehabilitated in order to enlarge the living spaces or be used for rental purposes.

The character of this house and its exceptional location make it a very rare property on the outskirts of

ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2050 and 2830 euros.

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Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€579,000

Key Information

Internal Area:	220 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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