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## Former converted grocery store with Garonne and garden view

**Gironde** , **Nouvelle Aquitaine**



# €559,000

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...

### At a Glance

<b>Reference</b>	MFH-EAB1768EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€559,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	220 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	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.

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	€559,000

### Key Information

Internal Area:	220 sqm
Has a Garden	Yes

### Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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