

[Click to view MFH-EAB1768EABX](#)

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 its historic past and its authentic spirit, with...

At a Glance

Reference MFH-EAB1768EABX

Bed 3

Near to Bordeaux

Bath 1

Pool No

Price €559,000

Hab.Space 220 sqm

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.

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.

/

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€559,000

Key Information

Internal Area:	220 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