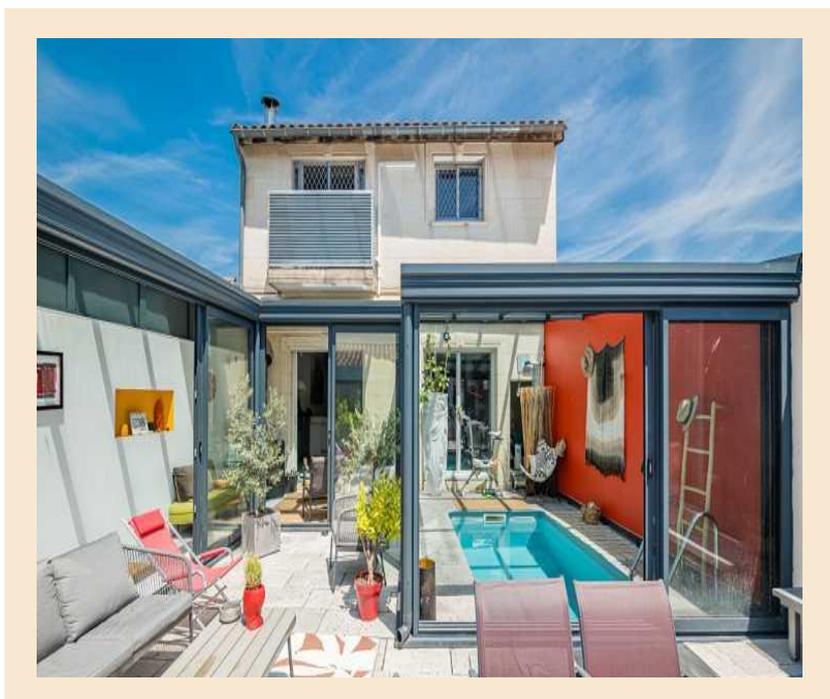


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Stone townhouse with swimming pool in Bouscat

Gironde , Nouvelle Aquitaine



€945,000

inc. of agency fees

5 Beds 1 Baths 270 sqm

Nestled in the heart of Bouscat, near the Parc de l'Hérmitage, this elegant 270 sqm house is distinguished by its distribution into three distinct spaces, thus offering rare flexibility and privacy. In...

At a Glance

Reference	MFH-EAB1760EABX	Near to	Bordeaux	Price	€945,000
Bed	5	Bath	1	Hab.Space	270 sqm
		Pool	No	Land Tax	N/A

Property Description

Nestled in the heart of Bouscat, near the Parc de l'Hérmitage, this elegant 270 sqm house is distinguished by its distribution into three distinct spaces, thus offering rare flexibility and privacy.

In the front part, a duplex apartment includes two comfortable bedrooms, a double living room bathed in

light, a modern and equipped kitchen, as well as a functional bathroom.

The central part accommodates the main residence. The heart of the house houses a spacious double living room with an open kitchen, perfect for receptions and convivial moments. Upstairs, a large master suite with a dressing room and a luxurious bathroom ensures a private and peaceful space.

A magnificent aluminum glass roof surrounds the outdoor space, with terrace and indoor swimming pool, adding an extra touch of luxury. This gives access to the rear part, which includes an office, two bedrooms, an independent bathroom, an equipped kitchen and a comfortable living room.

A garage and an outdoor parking space complete this exceptional property.

This unique house in Bouscat, with its multiple living spaces and quality services, offers numerous development possibilities, both as a home and as a professional space.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1490 and 2070 euros.

/

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€945,000

Key Information

Internal Area:	270 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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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.

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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.

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