**Click to view MFH-EAB1759EABX** 

# Former printing house rehabilitated into an exceptional residence in Bouscat

Gironde, Nouvelle Aquitaine



€1,312,500

inc. of agency fees

4 Beds 1 Baths 256 sqm 0.08 ha

Nestled in the heart of Bouscat, this renovated former printing works offers you a unique and elegant home of 256 sqm, entirely on one level. Ideally located near schools and shops, this residence combines...

#### At a Glance

**Reference** MFH-EAB1759EABX **Near to** Bordeaux **Price** €1,312,500

**Bed** 4 **Bath** 1 **Hab.Space** 256 sqm

**Land** 0.08 ha **Pool** No **Land Tax** N/A

### **Property Description**

Nestled in the heart of Bouscat, this renovated former printing works offers you a unique and elegant home of 256 sqm, entirely on one level. Ideally located near schools and shops, this residence combines old-world charm with modern comfort, all set in a vast landscaped garden with swimming pool.

From the moment you enter, the charm operates. The 140 sqm living room, decorated with a fireplace and illuminated by more than 10 m of bay windows, offers a breathtaking view of the garden.

The open kitchen, fitted and equipped, opens onto the living room, offering a spacious and harmonious living space. A pantry adjoining the kitchen adds a touch of practicality to this refined setting.

The house has three bedrooms, each with its own en-suite shower room, ensuring comfort and privacy for all members of the family.

The master suite, a true haven of peace, has a dressing room and a private bathroom, and is built around a pretty green patio.

Outside, the large landscaped garden invites you to relax and enjoy outdoor activities. The swimming pool and its superb covered terrace with outdoor lounge are ideal for hot summer days. A large garage completes this exceptional property, providing additional and secure storage space.

Come and discover this unique place, where every detail has been thought of to offer an exceptional living environment, combining old-world charm and modern comfort.

ENERGY CLASS: C/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 2470 and 3460 euros.

/

## **Summary**

Property type: House Bedrooms: 4
Bathrooms 1

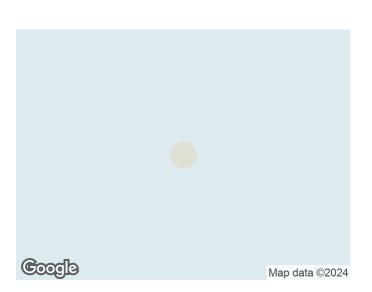
Price €1,312,500

# **Key Information**

Internal Area: 256 sqm Land Area: 0.08 ha Has a Garden Yes

# **Location: Nouvelle Aquitaine**





# Gallery





























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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved