Click to view MFH-EAB1782EABX

Stone house with swimming pool in Fargues Saint Hilaire

Gironde, Nouvelle Aquitaine



€549,000

inc. of agency fees

3 Beds **1** Baths **163** sqm **0.13** ha

This charming stone and rubble house is located just 20 minutes from Bordeaux, in the town of Fargues-Saint-Hilaire. As soon as you arrive, you will immediately be seduced by the authenticity and charm...

At a Glance

Reference MFH-EAB1782EABX **Near to** Bordeaux **Price** €549,000

Bed 3 **Bath** 1 **Hab.Space** 163 sqm

Land 0.13 ha **Pool** Yes **Land Tax** N/A

Property Description

This charming stone and rubble house is located just 20 minutes from Bordeaux, in the town of Fargues-Saint-Hilaire. As soon as you arrive, you will immediately be seduced by the authenticity and charm of this property.

With its 163 sqm, the house offers a welcoming living room with a fireplace, a dining room, a fitted and

equipped kitchen with a dining area, as well as a laundry room and a bedroom/office on the ground floor. Upstairs, two spacious bedrooms await you, one of which has a shower room, in addition to a bathroom and a toilet. Outside, several covered areas, including a summer kitchen, are available to you, as well as a 10 x 5 m heated swimming pool.

The land, with an area of more than 1200 sqm, is surrounded by greenery, guaranteeing you privacy and space to enjoy the outdoors.

You can enjoy unforgettable moments with family or friends in this bucolic setting!

ENERGY CLASS: E/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between 2777 and 3757 euros.

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Summary

Property type: House Bedrooms: 3
Bathrooms 1

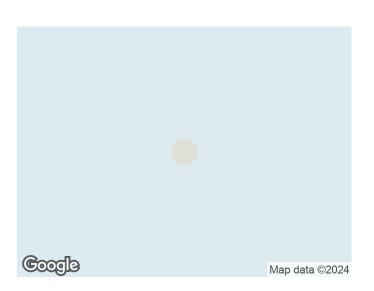
Price €549,000

Key Information

Internal Area: 163 sqm
Land Area: 0.13 ha
Has a Garden Yes
Swimming Pool? Yes

Location: Nouvelle Aquitaine





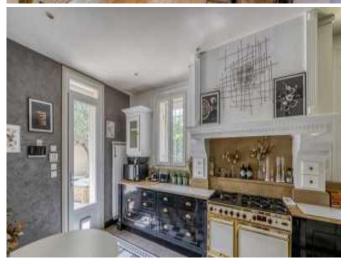
Gallery











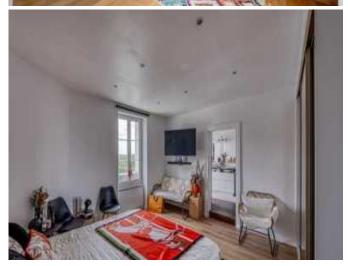
















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C. BAUER – Sunday Times

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S. and L. BROWN



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