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## 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  
**Bed** 3  
**Land** 0.13 ha

**Near to** Bordeaux  
**Bath** 1  
**Pool** Yes

**Price** €549,000  
**Hab.Space** 163 sqm  
**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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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.

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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**

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