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## Renovated barn with garden and outbuilding

Gironde , Nouvelle Aquitaine



**€473,000**

inc. of agency fees

3 Beds      3 Baths      154 sqm

Located in the heart of a rural setting, this old renovated stone barn, with a surface area of more than 150 sqm, is built on a comfortable plot of 2300 sqm. On the ground floor, the entrance is through...

### At a Glance

<b>Reference</b>	MFH-EAB1788EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€473,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	154 sqm
		<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of a rural setting, this old renovated stone barn, with a surface area of more than 150 sqm, is built on a comfortable plot of 2300 sqm.

On the ground floor, the entrance is through a large living room of 70 sqm, decorated with a gas fireplace for

cozy evenings. The magnificent high ceilings highlight the exposed stones and beams, giving the whole thing a unique character. The kitchen, independent, is equipped and furnished.

This level also houses a bedroom, a bathroom, toilets and storage space.

Upstairs, a mezzanine with a breathtaking view of the living room offers a versatile space including a sleeping area, a bathroom and WC.

Outside, a recently renovated outbuilding serves as a third bedroom with its private bathroom and WC. On either side of the house, different outdoor spaces allow you to enjoy convivial moments depending on the direction of the sun. An above-ground swimming pool completes the whole.

A carport that can accommodate two cars completes the many amenities of this property. Located a stone's throw from the town center of the town, this authentic home offers a harmonious blend of old-world charm and modern comfort.

ENERGY CLASS: C

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Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€473,000

Key Information

Internal Area:	154 sqm
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



## Gallery



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