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House in La Brède with garden and swimming pool

Gironde, Nouvelle Aquitaine



€490,000

inc. of agency fees

3 Beds **1** Baths **130** sqm **0.07** ha

This 18th century house, formerly owned by the Labrède baker, was used to make bread for the inhabitants of the village. It has been completely renovated, preserving the stone of yesteryear. From the...

At a Glance

Reference MFH-EAB1795EABX **Near to** Bordeaux **Price** €490,000

Bed 3 **Bath** 1 **Hab.Space** 130 sqm

Land 0.07 ha Pool Yes Land Tax N/A

Property Description

This 18th century house, formerly owned by the Labrède baker, was used to make bread for the inhabitants of the village. It has been completely renovated, preserving the stone of yesteryear.

From the entrance, the charm operates thanks to its original stone walls. Two bedrooms face each other, one

of which has a mezzanine, ideal for children to enjoy. A few steps away is a bathroom with bath, shower and WC. At the end of the corridor, a charming living room opens up, incorporating a fitted kitchen and a dining room.

The living room, very cozy with its fireplace, benefits from a cathedral roof and majestic exposed beams. An office is set up on the mezzanine, offering a view overlooking the living room.

This living space is structured around two openings: one opening onto a stone patio, equipped with a winter greenhouse and facing east to enjoy the sunny mornings, and the other opening through a bay glazed over the green garden, to the west. On one level, there is a master suite with bathroom, communicating with the terrace. A laundry room and a WC complete the services of this house. The nicely landscaped garden has a swimming pool and a summer kitchen. The bottom of the garden accommodates a vegetable garden. A wooden box and a garage add to the practicality of storage.

A few steps from the city center, Labrède offers all amenities, as well as its famous Rambaud college. The station, accessible in 5 minutes by car, allows you to reach Bordeaux Saint-Jean in 15 minutes.

ENERGY CLASS: C/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 1,120 and 1,550 euros.

Caroline Montane (EI)

Summary

Property type: House Bedrooms: 3
Bathrooms 1

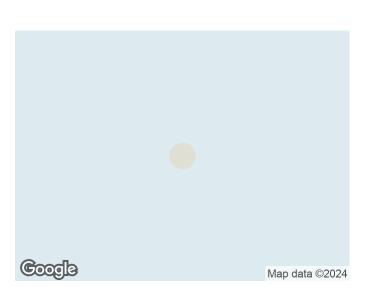
Price €490,000

Key Information

Year Built: 1850
Internal Area: 130 sqm
Land Area: 0.07 ha
Has a Garden Yes
Swimming Pool? Yes

Location: Nouvelle Aquitaine





Gallery



























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S. and L. BROWN



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