

[Click to view MFH-EAB1795EABX](#)

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





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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 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.

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

great service
fast transfers

send money abroad 24/7 excellent rates