

[Click to view MFH-EAB1802EAAR](#)

Charming Villa close to the beach in Andernos

Gironde , Nouvelle Aquitaine



€1,248,000

inc. of agency fees

3 Beds 2 Baths 188 sqm 0.06 ha

In the immediate vicinity of Andernos beach and shops, this pretty house of approximately 138m², with wooden frame, benefits from an exceptional location on land of approximately 590m². The entrance leads...

At a Glance

| | | | | | |
|------------------|-----------------|----------------|----------|------------------|------------|
| Reference | MFH-EAB1802EAAR | Near to | Bordeaux | Price | €1,248,000 |
| Bed | 3 | Bath | 2 | Hab.Space | 188 sqm |
| Land | 0.06 ha | Pool | No | Land Tax | N/A |

Property Description

In the immediate vicinity of Andernos beach and shops, this pretty house of approximately 138m², with wooden frame, benefits from an exceptional location on land of approximately 590m². The entrance leads to a large living room, followed by a convivial dining room opening onto a pergola and terraces, quiet and not overlooked. In the extension, a comfortable bedroom and a bathroom. A mezzanine leads to an additional

bedroom and bathroom. An independent 50m² air-conditioned apartment completes the comfort of this property offering a living room opening onto the garden, an equipped kitchen, a comfortable bedroom and a bathroom. The unique location and comfort of this Villa make it a rare property in the area. Philippe Esteve (EI)

Summary

| | |
|----------------|------------|
| Property type: | House |
| Bedrooms: | 3 |
| Bathrooms | 2 |
| Price | €1,248,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 188 sqm |
| Land Area: | 0.06 ha |
| Has a Garden | 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