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Charming Landaise close to the city center

Gironde , Nouvelle Aquitaine



€689,850

inc. of agency fees

3 Beds 1 Baths 143 sqm 0.1 ha

Charming Landes house with generous volumes and incredible potential. Nestled on a plot of more than 1000 sqm, ideal for a swimming pool, offering a peaceful and spacious living environment. From the...

At a Glance

Reference	MFH-EAB1810EAAR	Near to	Bordeaux	Price	€689,850
Bed	3	Bath	1	Hab.Space	143 sqm
Land	0.1 ha	Pool	No	Land Tax	N/A

Property Description

Charming Landes house with generous volumes and incredible potential. Nestled on a plot of more than 1000 sqm, ideal for a swimming pool, offering a peaceful and spacious living environment.

From the entrance, a large, bright living room seduces. Three comfortable bedrooms, an equipped kitchen, a bathroom and a shower room complete the living space. A garage, a workshop and converted attics add additional spaces to meet all needs.

The terrace invites you to enjoy sunny days and admire the green garden surrounding the house. With amenities nearby, everyday life becomes more convenient.

Possibility of personalizing this space to create a cocoon adapted to your lifestyle.

A unique opportunity to transform this Landes house into a true personalized haven of peace, for optimal comfort.

ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,634 and EUR2,210.

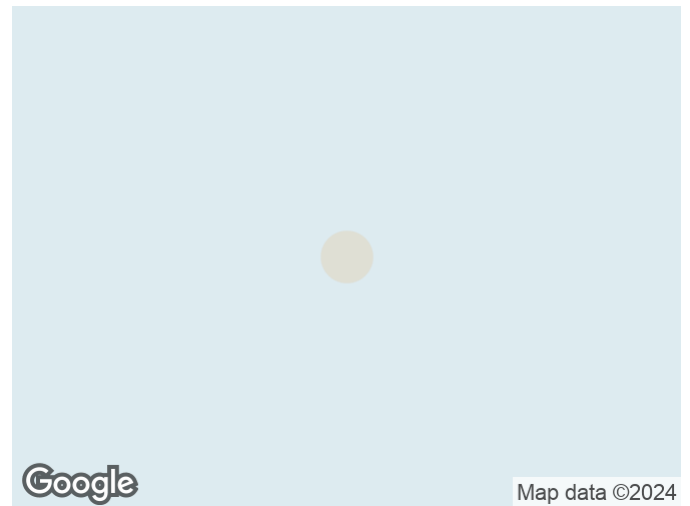
Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€689,850

Key Information

Year Built:	1978
Internal Area:	143 sqm
Land Area:	0.1 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Nouvelle Aquitaine



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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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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.

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