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## 1960s House To Renovate With Garden In The Heart Of Town

Gironde , Nouvelle Aquitaine



# €625,000

inc. of agency fees

4 Beds      210 sqm      0.04 ha

Ideally located in the heart of the city, a stone's throw from all amenities, this traditional house from the 60s extends over a plot of 380 sqm. On one level, it consists of an entrance hall, a large...

### At a Glance

<b>Reference</b>	MFH-EAB1811EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€625,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	210 sqm
<b>Land</b>	0.04 ha			<b>Land Tax</b>	N/A

### Property Description

Ideally located in the heart of the city, a stone's throw from all amenities, this traditional house from the 60s extends over a plot of 380 sqm.

On one level, it consists of an entrance hall, a large living room bathed in light and opening onto a 70 sqm

garden, a kitchen, four bedrooms, a bathroom and two toilets.

To complete these services, a veranda, a 35 sqm garage, a carport, as well as 50 sqm of convertible attic space offer great potential to rethink and personalize this property.

DPE in progress.

## Summary

Property type:	House
Bedrooms:	4
Price	€625,000

## Key Information

Internal Area:	210 sqm
Land Area:	0.04 ha

## Location: Nouvelle Aquitaine



## Gallery





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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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