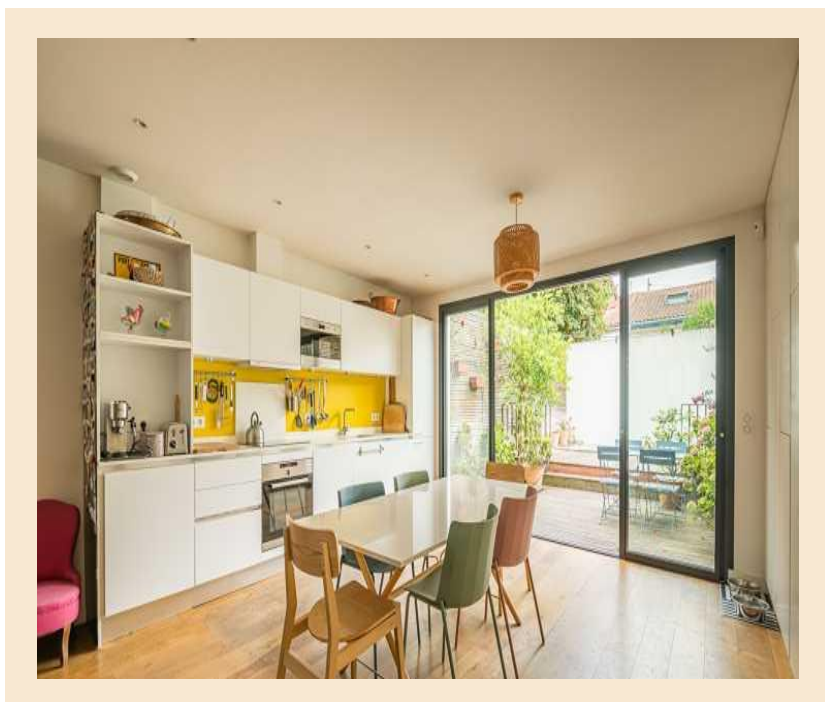


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## A boutique of character in Saint Genès

Gironde , Nouvelle Aquitaine



# €799,000

inc. of agency fees

4 Beds      155 sqm      0.01 ha

Near the Saint-Genès barrier, just 3 minutes from the shops, this old 155 sqm shop has been completely renovated by an architect, harmoniously combining traditional charm with a quality contemporary renovation....

### At a Glance

<b>Reference</b>	MFH-EAB1815EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€799,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	155 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

Near the Saint-Genès barrier, just 3 minutes from the shops, this old 155 sqm shop has been completely renovated by an architect, harmoniously combining traditional charm with a quality contemporary renovation.

The entrance, sober and elegant, opens onto a magnificent metal staircase that leads to a warm living room,

decorated with a modern and equipped kitchen.

This bright living space extends towards the garden thanks to large bay windows, offering a pretty tree-filled terrace as well as a heated and secure swimming corridor (2.5 mx 8 m).

On the first floor, two bedrooms and an office hidden behind a workshop glass roof benefit from beautiful light thanks to a double exposure. A bathroom with double sink completes this level.

The top floor, accessible by this superb central staircase, houses two other bedrooms including a master suite, a spacious bathroom with shower, bathtub and separate toilet.

This rare property allows you to fully enjoy the calm of this popular area while being in the immediate vicinity of shops. Located 10 minutes from the Saint-Jean train station and 35 minutes from the Arcachon Basin.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1230 and 1730 euros.

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## Summary

Property type:	House
Bedrooms:	4
Price	€799,000

## Key Information

Internal Area:	155 sqm
Land Area:	0.01 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

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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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**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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