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## "Le châtelet" a jewel of charm and history

Gironde , Nouvelle Aquitaine



# €789,000

inc. of agency fees

4 Beds      180 sqm      0.07 ha

Located near Pessac Alouette and its shops, this stone building from 1902 has recently been elegantly renovated, showcasing high-end materials and a refined style. With a living area of approximately...

### At a Glance

<b>Reference</b>	MFH-EAB1814EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€789,000
<b>Bed</b>	4	<b>Pool</b>	Yes	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.07 ha			<b>Land Tax</b>	N/A

### Property Description

Located near Pessac Alouette and its shops, this stone building from 1902 has recently been elegantly renovated, showcasing high-end materials and a refined style. With a living area of approximately 180 sqm on a plot of over 700 sqm, this property harmoniously combines historic charm and modern comfort.

The entrance, with a gate, opens onto a beautiful garden with trees, a swimming pool and a beautiful terrace, creating a peaceful and intimate atmosphere. The property also includes a carport and three other parking

spaces on the plot. From the entrance, a corridor with tiled floors leads to three bedrooms with shower rooms, as well as a magnificent living room with a wood stove, an open kitchen and a central island.

Upstairs, two other bedrooms with shower rooms complete this resolutely functional house. Two toilets, one on each level, complete the interior layout.

Outside, a summer kitchen and a glass roof invite you to enjoy the beautiful days, adding a touch of bucolic charm to this exceptional property. Guaranteed favorite for lovers of stone and the character of the old.

ENERGY CLASS: D

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## Summary

Property type:	House
Bedrooms:	4
Price	€789,000

## Key Information

Internal Area:	180 sqm
Land Area:	0.07 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery







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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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