

[Click to view MFH-EAB1833EAAR](#)

Renovated single-storey villa with outbuilding and swimming pool in La...

Gironde , **Nouvelle Aquitaine**



€745,000

inc. of agency fees

4 Beds **140 sqm** **0.1 ha**

Located in the popular district of La Hume, this single-storey villa of approximately 140m² has been completely renovated with taste. An outbuilding and a swimming pool make this place a perfect living...

At a Glance

Reference	MFH-EAB1833EAAR	Near to	Bordeaux	Price	€745,000
Bed	4	Pool	No	Hab.Space	140 sqm
Land	0.1 ha			Land Tax	N/A

Property Description

Located in the popular district of La Hume, this single-storey villa of approximately 140m² has been completely renovated with taste. An outbuilding and a swimming pool make this place a perfect living environment for year-round holidays. The entrance leads to a guest toilet and a laundry room. In the extension, a spacious living room and a friendly dining room, all opening onto a fitted kitchen and a sunny

terrace. The night area offers three bedrooms, a bathroom and a toilet. Outside, a pretty wooded plot, not overlooked, decorated with a heated swimming pool, enough to enjoy a green and soothing environment. Located near the beach, shops and the train station, this house seduces with its functional layout, its bright spaces and its quality services. ENERGY CLASS: C / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on 2015 energy prices: EUR940. : /

Summary

Property type:	House
Bedrooms:	4
Price	€745,000

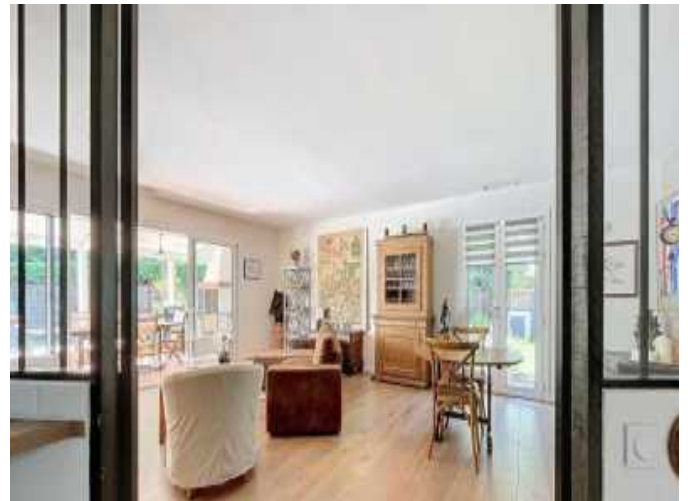
Key Information

Year Built:	1988
Internal Area:	140 sqm
Land Area:	0.1 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