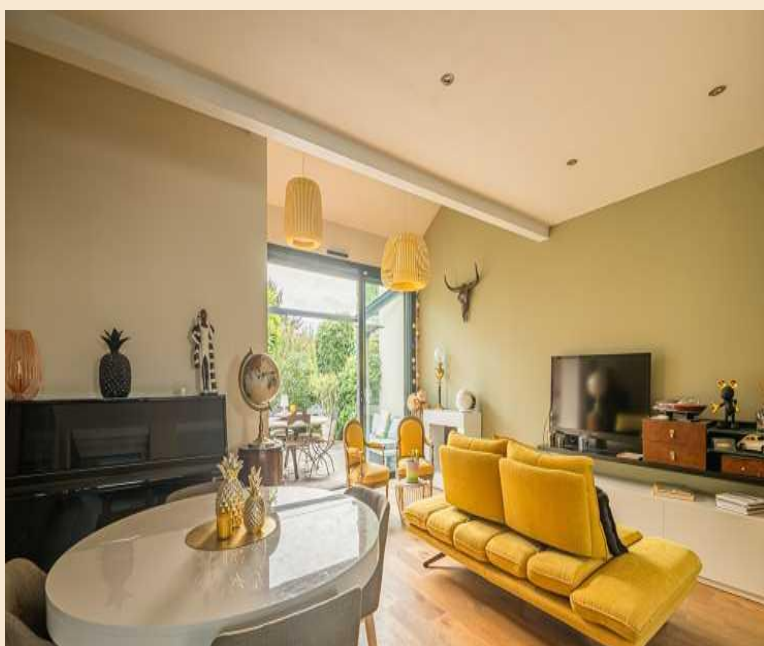


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## Elegant double shop with garden and garage in Bouscat

Gironde , Nouvelle Aquitaine



**€798,000**

inc. of agency fees

5 Beds

153 sqm

This charming 125 sqm double shop, spread over two levels, harmoniously combines traditional charm and modernity in the heart of Bouscat. From the entrance, the authenticity of the place is expressed...

### At a Glance

**Reference** MFH-EAB1824EABX  
**Bed** 5

**Near to** Bordeaux  
**Pool** No

**Price** €798,000  
**Hab.Space** 153 sqm  
**Land Tax** N/A

### Property Description

This charming 125 sqm double shop, spread over two levels, harmoniously combines traditional charm and modernity in the heart of Bouscat.

From the entrance, the authenticity of the place is expressed through the period cement tiles, leading to a

fitted and equipped kitchen, opening onto a large living room. Large bay windows flood the space with natural light and open onto a garden with terrace and jacuzzi, creating an invitation to relax. The ground floor also includes a functional office, a large laundry room, as well as a generous master suite with dressing room and adjoining shower room, ensuring absolute comfort.

Upstairs, two additional bedrooms offer cozy spaces, sharing a modern shower room. To complete this set, a large garage with a floor converted into an independent studio offers many possibilities.

This true haven of peace has been carefully designed, with every detail having been thought out to offer an ideal living environment.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1020 and 1440 euros.

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## Summary

Property type:	House
Bedrooms:	5
Price	€798,000

## Key Information

Internal Area:	153 sqm
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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