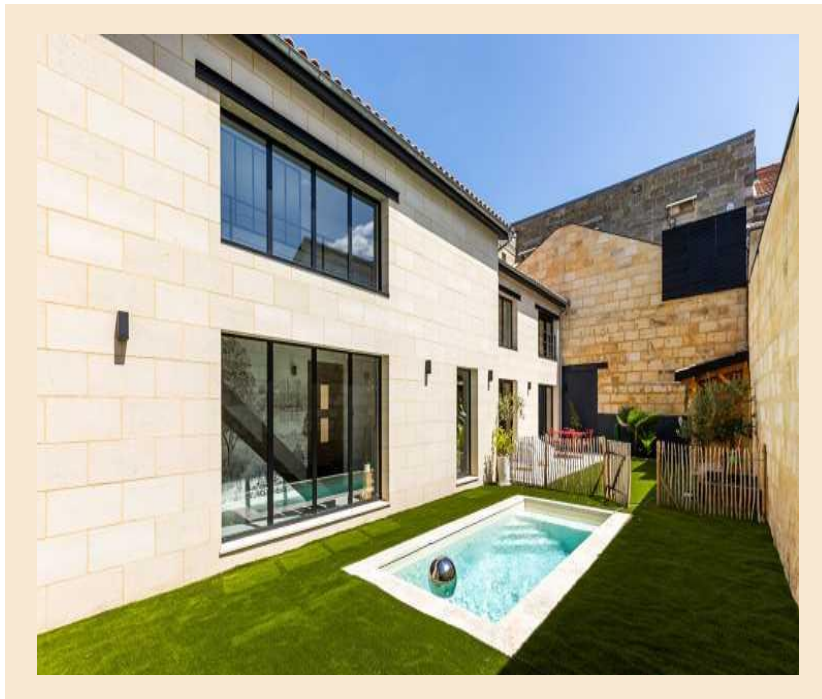


[Click to view MFH-EAB1838EABX](#)

## Stone family home with garden and swimming pool in La Bastide

Gironde , Nouvelle Aquitaine



**€1,295,000**

inc. of agency fees

5 Beds   4 Baths   242 sqm   0.03 ha

Located in the highly sought-after Bordeaux Bastide district, in the immediate vicinity of schools, this charming stone house of approximately 250 sqm on the ground has been completely renovated and benefits...

### At a Glance

<b>Reference</b>	MFH-EAB1838EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,295,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	242 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the highly sought-after Bordeaux Bastide district, in the immediate vicinity of schools, this charming stone house of approximately 250 sqm on the ground has been completely renovated and benefits from a terrace, a garden, a swimming pool, as well as two parking spaces.

Equipped with high-end services, the house has been renovated with quality materials.

Upon entering, we discover a vast living room bathed in light, including a living/dining room area with a majestic wine cellar, a warm living room with a stove, as well as a fully fitted and equipped kitchen, completed by a scullery.

All of these living rooms open widely onto the terrace, the garden and the swimming pool, without vis-à-vis, thus creating a perfect continuity between interior and exterior.

On the ground floor there is also a master suite with dressing room and shower room, as well as an office. Two staircases lead to the upper floor, dedicated to the sleeping area, where there are four bedrooms, one with a private bathroom, and another with an ideally exposed terrace.

This exceptional property, with its neat finishes and refined decoration, is completed by a parking area that can accommodate two vehicles and a pool house. Located in a sought-after area, a few steps from the Sainte-Marie de Bastide School, tram A and shops, this house represents a rare opportunity in

DPE IN PROGRESS

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## Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€1,295,000

## Key Information

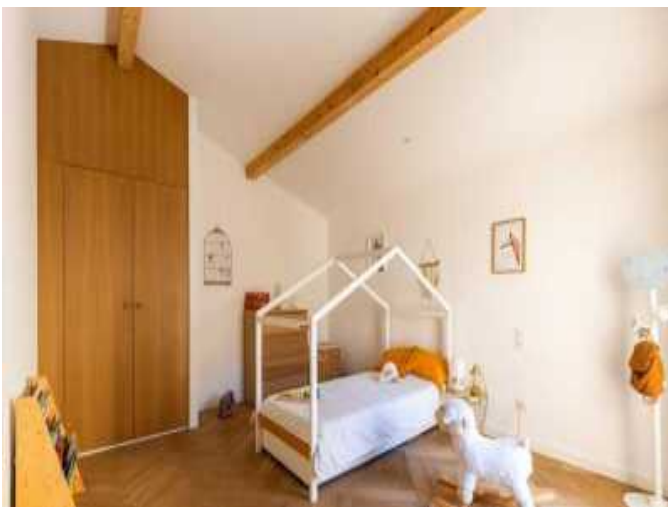
Year Built:	2022
Internal Area:	242 sqm
Land Area:	0.03 ha
Has a Garden	Yes
Swimming Pool?	Yes

## 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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