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## Detached house with terrace to renovate in Saint Michel

Gironde , Nouvelle Aquitaine



**€350,000**

inc. of agency fees

3 Beds

150 sqm

Located in the heart of the Old Town and a stone's throw from Place Saint Michel, this house offers approximately 300m2 on 3 levels. The street entrance to the house is via a first level consisting of...

### At a Glance

**Reference** MFH-EAB1837EABX

**Near to** Bordeaux

**Price** €350,000

**Bed** 3

**Pool** No

**Hab.Space** 150 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the Old Town and a stone's throw from Place Saint Michel, this house offers approximately 300m2 on 3 levels.

The street entrance to the house is via a first level consisting of a plateau with a garage area and a workshop

area that could be transformed into living space. The upper level of the house is the living space including a living room, a terrace, a kitchen, three bedrooms and a bathroom.

A large healthy cellar offers endless possibilities for development: home cinema, gym, sauna, hammam, games room, wine or cigar cellar, etc.

To be completely renovated, this extremely rare product is a unique opportunity for a bargaining operation or for renovation enthusiasts.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 712 and 964 euros.

Lea Rehnfeldt (EI)

## Summary

Property type: House  
Bedrooms: 3  
Price: €350,000

## Key Information

Internal Area: 150 sqm

## 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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