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Charming stone house with garden

Gironde , Nouvelle Aquitaine



€430,000

inc. of agency fees

2 Beds

83 sqm

Located south of the Pellegrin hospital and close to the Château Les Carmes Haut Brion, this 83 sqm stone house on two levels offers a pleasant living space and a sunny south-facing garden. The entrance...

At a Glance

Reference MFH-EAB1834EABX

Near to Bordeaux

Price €430,000

Bed 2

Pool No

Hab.Space 83 sqm

Land Tax N/A

Property Description

Located south of the Pellegrin hospital and close to the Château Les Carmes Haut Brion, this 83 sqm stone house on two levels offers a pleasant living space and a sunny south-facing garden.

The entrance opens onto a bright 45 sqm living room with a fitted kitchen opening onto the garden. Upstairs, two spacious bedrooms of almost 14 sqm each and a bathroom complete the ensemble. A healthy 15 sqm cellar and a parking space complete this property. It is also possible to create a third bedroom on the

ground floor.

A functional and bright stone house, located in a quiet residential area close to amenities.

ENERGY CLASS: C / CLIMATE CLASS: C - Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR770 and EUR1,090/year.

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Summary

Property type:	House
Bedrooms:	2
Price	€430,000

Key Information

Internal Area:	83 sqm
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Location: Nouvelle Aquitaine



Gallery





As Featured in

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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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