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## Old Stone Winery Renovated with Garden and Swimming Pool

Gironde , Nouvelle Aquitaine



# €620,000

inc. of agency fees

4 Beds   1 Baths   155 sqm   0.06 ha

This magnificent 155 sqm stone winery, completely renovated, harmoniously combines old-world charm with modern comfort. The main building of 131 sqm, on one level, offers a separate kitchen, fitted and...

### At a Glance

<b>Reference</b>	MFH-EAB1832EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€620,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	155 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This magnificent 155 sqm stone winery, completely renovated, harmoniously combines old-world charm with modern comfort.

The main building of 131 sqm, on one level, offers a separate kitchen, fitted and equipped with a dining area,

as well as a large, bright living room with a fireplace. An elegant mezzanine overlooks the living room, ideal for an office or a games room.

The ground floor serves three bedrooms with storage, which share a refined bathroom.

The carefully landscaped garden has a swimming pool and a parking space. An outbuilding converted into a fourth bedroom with shower room offers additional space, perfect for welcoming your guests.

A peaceful and refined living environment, a stone's throw from tram line C and shops.

DPE IN PROGRESS

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## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€620,000

## Key Information

Internal Area:	155 sqm
Land Area:	0.06 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery



As Featured in

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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.

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or email us at **bonjour@my-french-house.com**.

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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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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.

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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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