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## The family car with contemporary style

Gironde , Nouvelle Aquitaine



**€699,000**

inc. of agency fees

5 Beds   1 Baths   150 sqm   0.08 ha

This pretty 150m2 house is located in Gradignan near the Cotor Laburthe park, it offers a privileged living environment in a quiet and green area. Built on two levels, it has 5 bedrooms and a double garage....

### At a Glance

<b>Reference</b>	MFH-EAB1818EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€699,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	150 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This pretty 150m2 house is located in Gradignan near the Cotor Laburthe park, it offers a privileged living environment in a quiet and green area. Built on two levels, it has 5 bedrooms and a double garage.

The entrance serves a pretty living room including a living room, a dining room bathed in light thanks to large bay windows overlooking a sunny terrace and a landscaped garden of 250 m2. The high ceilings, the parquet flooring and the fireplace provide a warm and cocooning atmosphere.

On the ground floor, two bedrooms, each with its own private bathroom, complete this level. The staircase leads upstairs where there are 3 other bedrooms including a master suite and a bathroom. The mezzanine, converted into an office, elegantly overlooks the living room, offering an inspiring workspace.

This house, combining comfort and charm, represents a rare opportunity for those looking for a peaceful living environment, close to all amenities and in the heart of nature.

ENERGY CLASS: D / CLIMATE CLASS: B.

: / RSAC Number:

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€699,000

## Key Information

Internal Area:	150 sqm
Land Area:	0.08 ha

## 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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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.

**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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