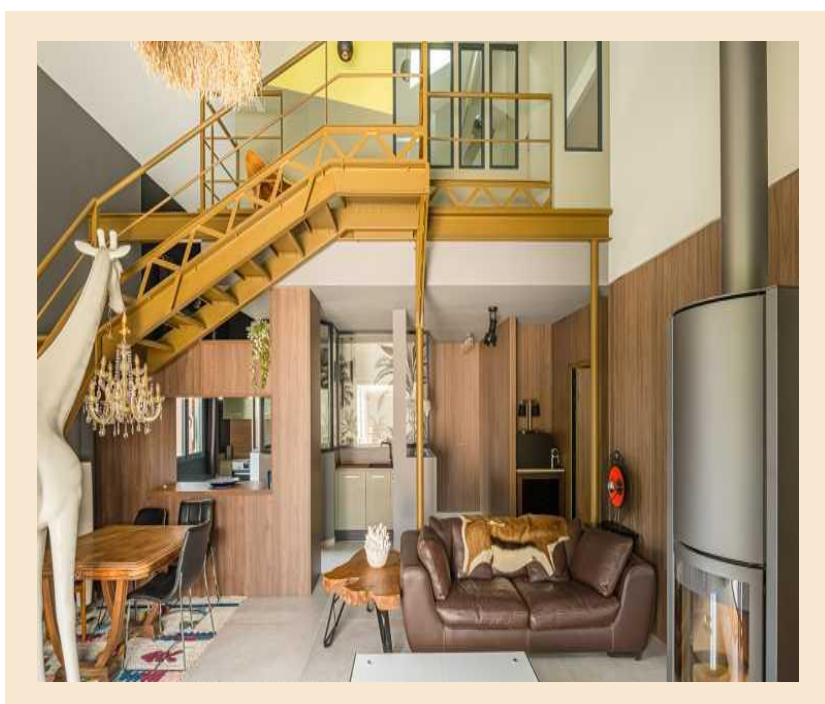


[Click to view MFH-EAB1842EABX](#)

## Stone house with a very contemporary design in ARVEYRES

Gironde , Nouvelle Aquitaine



**€598,000**

inc. of agency fees

3 Beds   1 Baths   200 sqm   0.02 ha

This superb stone house, renovated with particular care, perfectly combines the charm of the old with modern comfort. Ideally located a few steps from the city center of Libourne, it benefits from a strategic...

### At a Glance

<b>Reference</b>	MFH-EAB1842EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€598,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This superb stone house, renovated with particular care, perfectly combines the charm of the old with modern comfort.

Ideally located a few steps from the city center of Libourne, it benefits from a strategic location: close

enough to take full advantage of local amenities, while being sufficiently set back to guarantee peace and quiet.

Upon entering, you will discover an independent studio, cleverly arranged. The latter has a bedroom, a living room with a kitchenette and a bathroom. This private space is ideal for receiving guests, accommodating relatives or serving as a bedroom for a teenager. The staircase then takes you to the first floor, bathed in natural light thanks to large bay windows. These open onto two terraces, one sunny, the other covered, thus offering outdoor spaces conducive to relaxation.

These terraces are a real asset, perfect for organizing large festive meals outdoors. Inside, the first floor houses a welcoming living space, with a warm living room with a wood stove, perfect for cocooning moments. The fully fitted and equipped kitchen completes this space in a functional and aesthetic way. You will also find a large master suite, including a private bathroom and a spacious dressing room.

Finally, the second floor reveals a charming additional bedroom, accompanied by its own shower room, thus offering an intimate and comfortable space for your guests or family members.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between 970 and 1340 euros.

Sindy Jaud (EI) : /

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€598,000

## Key Information

Internal Area:	200 sqm
Land Area:	0.02 ha

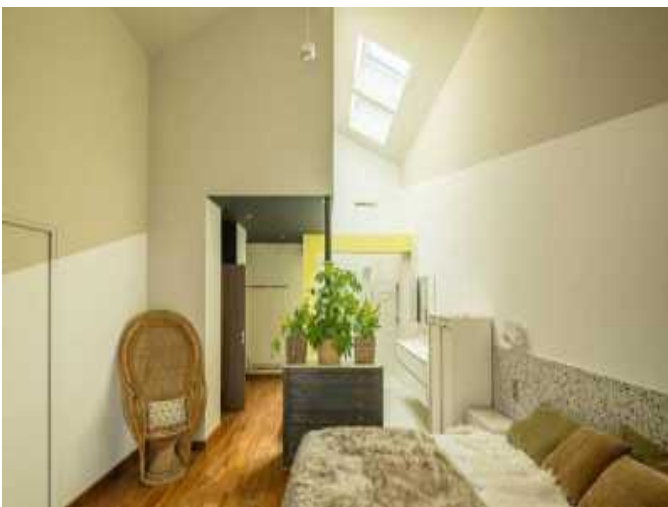
## Location: Nouvelle Aquitaine



## Gallery









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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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