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Charming family home in the center of Libourne

Gironde , Nouvelle Aquitaine



€419,000

inc. of agency fees

4 Beds 1 Baths 155 sqm 0.04 ha

This beautiful family home, completely renovated with quality materials, enjoys an ideal location just a stone's throw from the center of Libourne. From the entrance, the charm operates with the original...

At a Glance

Reference	MFH-EAB1864EABX	Near to	Bordeaux	Price	€419,000
Bed	4	Bath	1	Hab.Space	155 sqm
Land	0.04 ha	Pool	No	Land Tax	N/A

Property Description

This beautiful family home, completely renovated with quality materials, enjoys an ideal location just a stone's throw from the center of Libourne. From the entrance, the charm operates with the original parquet floors, meticulously restored, which give an undeniable cachet to this residence.

The large living room, equipped with a fireplace, creates a warm and friendly atmosphere, perfect for moments with family or friends. The kitchen, fitted and fully equipped, is intelligently separated for optimal comfort. The ground floor also includes a laundry room with independent access, as well as an office, offering practical and functional spaces.

The house benefits from a double entrance, providing great flexibility according to the needs and lifestyle of each person. Upstairs, the sleeping area is structured around four spacious bedrooms, one of which has a private shower room, as well as an additional bathroom, ideal for a family.

Outside, a lovely little garden adorns the front of the house, while an enclosed interior courtyard, secured by an electric gate, is located at the back, offering private and secure parking. A closed shelter, discreet and practical, allows you to store bicycles, scooters or garden tools in complete peace.

The immediate proximity of the city center of Libourne, with shops and schools within walking distance, is a major asset of this residence. Combining modern comfort and authentic charm, this house does not require any work, ready to welcome its new owners in the best conditions.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between 1860 and 2550 euros.

Sindy Jaud (EI) /

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€419,000

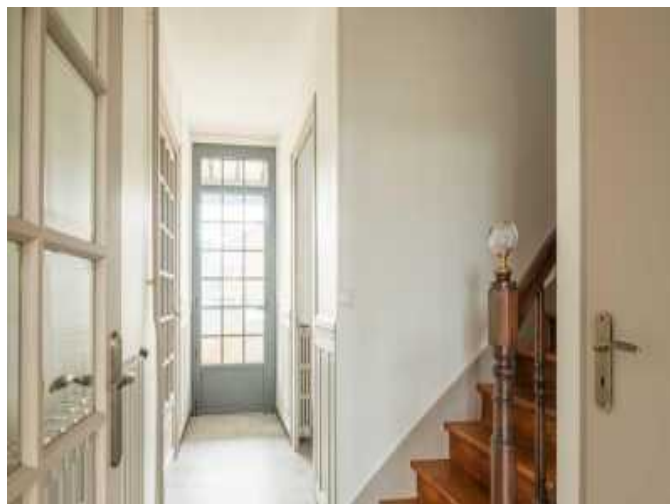
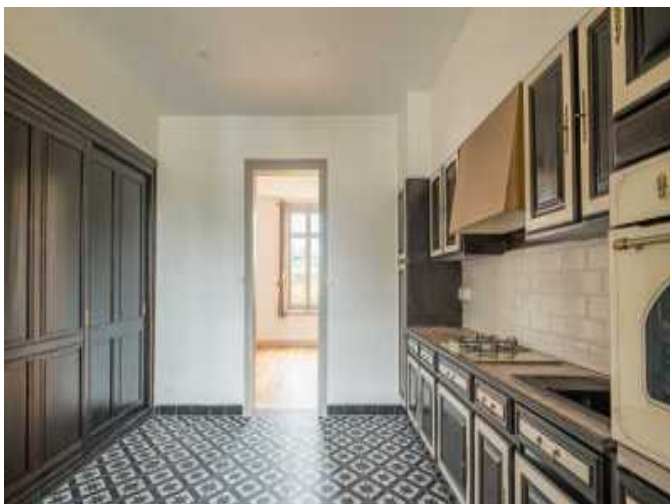
Key Information

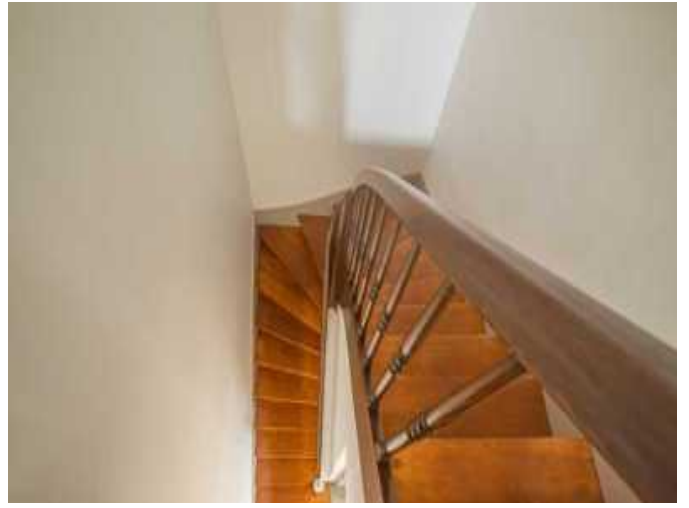
Internal Area:	155 sqm
Land Area:	0.04 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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