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## House in the heart of Saint-Michel with garage and terrace

Gironde , Nouvelle Aquitaine



# €698,000

inc. of agency fees

4 Beds

140 sqm

In the heart of the Saint-Michel district, this 140 m2 stone house with 2 floors offers beautiful living spaces, a large garage and a south-facing terrace. On the ground floor, the building's landing...

### At a Glance

**Reference** MFH-EAB1827EABX

**Bed** 4

**Near to** Bordeaux

**Pool** No

**Price** €698,000

**Hab.Space** 140 sqm

**Land Tax** N/A

### Property Description

In the heart of the Saint-Michel district, this 140 m2 stone house with 2 floors offers beautiful living spaces, a large garage and a south-facing terrace.

On the ground floor, the building's landing door opens onto a corridor providing access to the garage, a large

vaulted stone cellar, the stairwell serving the house and finally a first bedroom with shower room and separate toilet.

The 34 m<sup>2</sup> garage has an electric metal shutter opening from the street. On the first floor, we discover the living room with fitted kitchen on balcony, an interior patio that can be used as an office leading to a bedroom with shower room and a separate toilet. Finally, on the top floor, the house consists of 2 bedrooms, 1 shower room, 1 separate toilet and a beautiful 23 m<sup>2</sup> south-facing terrace.

This city center house has all the assets for a city life in the heart of the city!

ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,920 and EUR2,250/year.

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## Summary

Property type: House  
Bedrooms: 4  
Price: €698,000

## Key Information

Internal Area: 140 sqm

## 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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