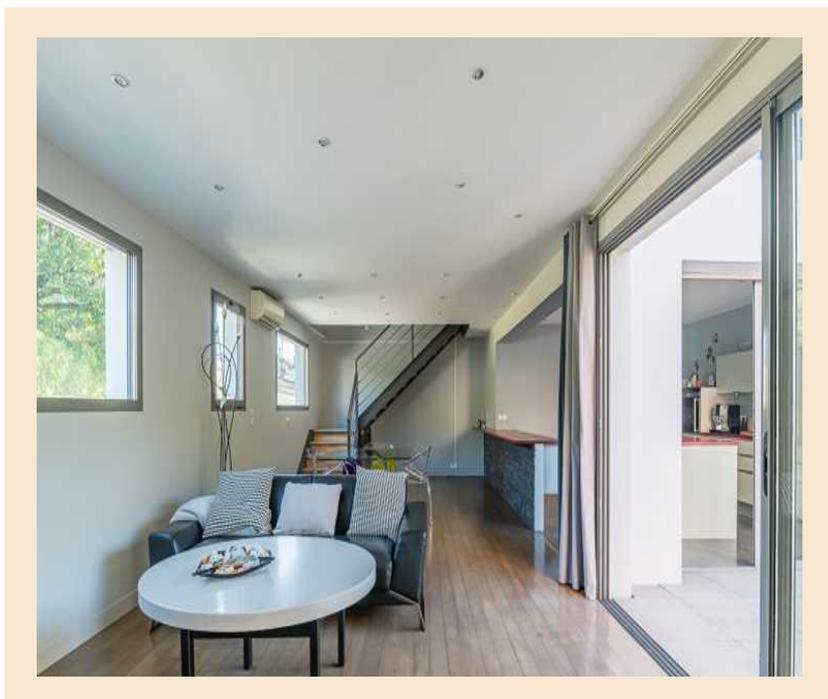


[Click to view MFH-EAB1869EABX](#)

Townhouse with patio and garage

Gironde , Nouvelle Aquitaine



€399,000

inc. of agency fees

3 Beds 1 Baths 175 sqm

Ideally located in the heart of Carbon-Blanc, in a peaceful and private environment, this 175 sqm house, built in 2004, offers generous and perfectly arranged living spaces. Designed with particular attention...

At a Glance

Reference	MFH-EAB1869EABX	Near to	Bordeaux	Price	€399,000
Bed	3	Bath	1	Hab.Space	175 sqm
		Pool	No	Land Tax	N/A

Property Description

Ideally located in the heart of Carbon-Blanc, in a peaceful and private environment, this 175 sqm house, built in 2004, offers generous and perfectly arranged living spaces.

Designed with particular attention to functionality, each volume has been carefully optimized to create comfortable and warm atmospheres.

The ground floor, bathed in light, accommodates a large living room with dining room, offering a beautiful

crossing of the house. On one side, a semi-open kitchen with a pantry opens onto a charming 26 sqm patio, ideal for outdoor meals.

On the other, a double garage allows two vehicles to be parked with ease. Upstairs, the night area consists of a bedroom with shower room, a second bedroom, and a bathroom. A large hallway then leads to a master suite with private shower room and dressing room.

This bright and peaceful house enjoys a privileged location in the immediate vicinity of shops and schools, offering an ideal living environment for the whole family.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 1450 and 2020 euros.

Lea Zammit (EI)

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€399,000

Key Information

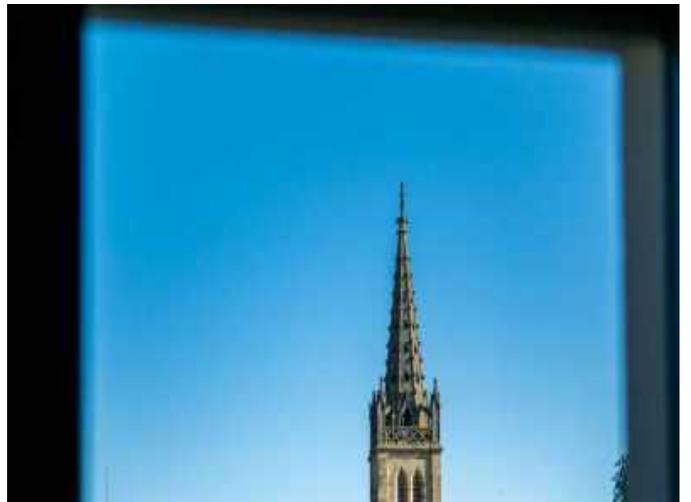
Year Built:	2004
Internal Area:	175 sqm
Has a Garden	Yes

Location: Nouvelle Aquitaine



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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

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