

[Click to view MFH-EAB1875EABX](#)

Wooden architect's house in the trees

Gironde , Nouvelle Aquitaine



€550,000

inc. of agency fees

3 Beds

175 sqm

0.25 ha

Located in the town of Tabanac, this two-level wooden architect-designed house overlooks the surrounding nature. On the ground floor, a large entrance includes a staircase leading upstairs, a storeroom...

At a Glance

Reference MFH-EAB1875EABX

Near to Bordeaux

Price €550,000

Bed 3

Pool No

Hab.Space 175 sqm

Land 0.25 ha

Land Tax N/A

Property Description

Located in the town of Tabanac, this two-level wooden architect-designed house overlooks the surrounding nature.

On the ground floor, a large entrance includes a staircase leading upstairs, a storeroom and a toilet. A space to the left of the entrance, currently used as a workshop, can easily be transformed into a bedroom or studio.

Upstairs, you arrive directly in the living room, organized into several spaces. The double-height ceiling and the numerous openings to the outside bring beautiful light to this warm and friendly space. A south-facing wooden terrace offers a clear view of the surrounding trees, allowing you to enjoy the warmth of the sun, while a terrace to the north, at the back, allows you to have lunch in the shade.

An open space on the mezzanine, serving as an office, overlooks the living room and reveals a magnificent traditional wooden frame made by companions. This level is completed by a master suite with shower room, two bedrooms, another shower room and a separate toilet. The large sloping garden is home to beautiful fruit trees, vines, a small forest and several spaces nestled in the rock, once used as a troglodyte house and quarry, which can be used as a workshop or storage area.

An access ramp provides direct access from outside to the first floor via the north terrace. A real favorite for this tree house, well thought out, functional, warm and atypical!

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022 and 2023 between EUR1,170 and EUR1,630.

:/

Summary

Property type:	House
Bedrooms:	3
Price	€550,000

Key Information

Internal Area:	175 sqm
Land Area:	0.25 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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates