

[Click to view MFH-EAB1889EABX](#)

Former stables renovated in the city center

Gironde , Nouvelle Aquitaine



€1,250,000

inc. of agency fees

3 Beds 1 Baths 187 sqm

In the heart of Bordeaux, opposite Saint-André Cathedral, at the end of the courtyard of a renowned private mansion, former stables have been completely renovated to create a 187 sqm house spread over...

At a Glance

Reference	MFH-EAB1889EABX	Near to	Bordeaux	Price	€1,250,000
Bed	3	Bath	1	Hab.Space	187 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of Bordeaux, opposite Saint-André Cathedral, at the end of the courtyard of a renowned private mansion, former stables have been completely renovated to create a 187 sqm house spread over three levels.

The entrance is via a private terrace. Under a covered porch, we discover a large living room of approximately 80 sqm, including a kitchen area under glass, a large living room and a dining room.

Upstairs, three bright bedrooms, including a master suite with its own bathroom. The house also has a

basement of approximately 33 sqm, ideal for setting up a TV lounge, a gym or a wine cellar.
A private parking space, located in front of the house, completes this ensemble.

The character, the quality of the renovation and the central location make this house a rare opportunity, whether for a home or for liberal use. It benefits from immediate proximity to shops, schools, transport, as well as the cultural and historical sites of the city.

ENERGY CLASS: B/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1050 and 1480 euros.

:/

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 200 euros.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€1,250,000

Key Information

Internal Area:	187 sqm
----------------	---------

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