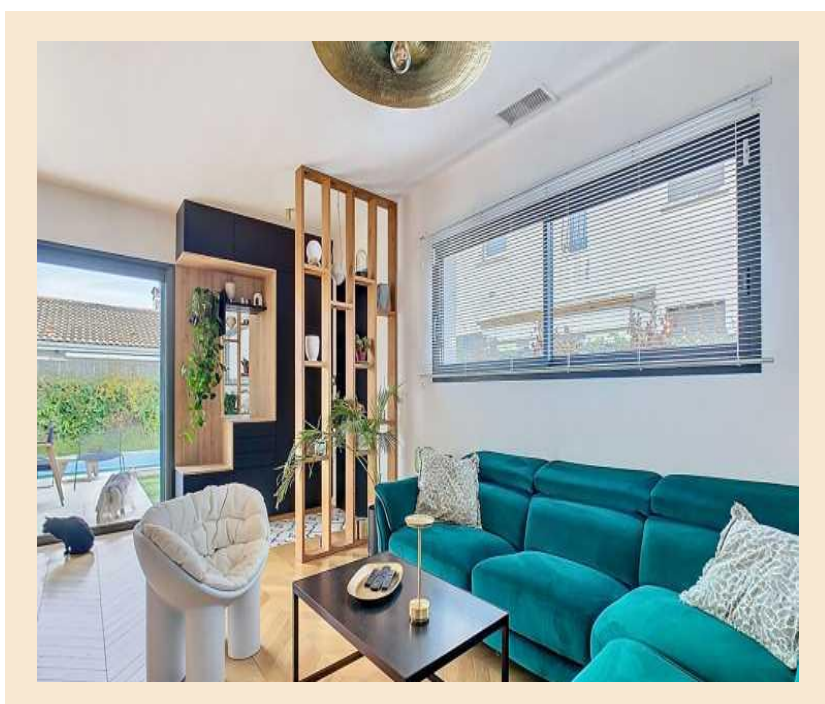


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## Charming new house with garden and swimming pool in Bruges Le Tasta

**Gironde , Nouvelle Aquitaine**



# €550,000

inc. of agency fees

3 Beds      100 sqm      0.03 ha

This charming single-storey house of 100 sqm, ideally located in a quiet street, is on the second line in the popular Bruges Le Tasta district. Nestled...

### At a Glance

<b>Reference</b>	MFH-EAB1903EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€550,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	100 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

This charming single-storey house of 100 sqm, ideally located in a quiet street, is on the second line in the popular Bruges Le Tasta district. Nestled on a welcoming plot, it offers a harmonious living environment thanks to its green garden, its swimming pool inviting you to relax and its private parking space.

Upon entering, you will discover a spacious double living room bathed in natural light, fitted out with a friendly lounge area and a warm dining room. The open kitchen, fully equipped and designed with quality materials, fits perfectly into this space.

An adjoining storeroom, with a service entrance, brings a touch of practicality to everyday life. The sleeping area, separated to guarantee perfect privacy, serves two beautiful bedrooms and an elegant master suite, decorated with a functional dressing room.

A separate shower room and separate toilet complete this space, designed for the comfort of all.

This house stands out for its high-end services and the use of noble materials, which ensure durability and refinement in every detail.

A true haven of peace combining modernity and well-being, ideal for welcoming your family in a sought-after environment, close to all amenities.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 610 and 870 euros.

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## Summary

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

## Key Information

Internal Area:	100 sqm
Land Area:	0.03 ha
Has a Garden	Yes

## 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

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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.

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## 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.

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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.

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