

[Click to view MFH-EAB1931EABX](#)

## Bourgeois apartment with elevator in the heart of Bordeaux

Gironde , Nouvelle Aquitaine



**€990,000**

inc. of agency fees

4 Beds      2 Baths      195 sqm

Located in one of the most emblematic streets in the heart of Bordeaux and in a private mansion, this apartment of nearly 200m<sup>2</sup> is located on the 4th...

### At a Glance

<b>Reference</b>	MFH-EAB1931EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€990,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	195 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in one of the most emblematic streets in the heart of Bordeaux and in a private mansion, this apartment of nearly 200m<sup>2</sup> is located on the 4th floor and top floor with elevator.

The entrance is into a spacious vestibule that offers several layout opportunities. A corridor then serves all

the rooms. On one side of this corridor are the kitchen, the large dining room and the living room. Each of these rooms has large volumes, high ceilings and decorative fireplaces. On the other side are two bedrooms, a shower room and a master suite with its bathroom. A final bedroom is located on the other side of the apartment, offering the possibility of independence for this room. This sublime apartment is completed by a laundry room, a private cellar and an independent maid's room.

The sublime old features preserved, the highly sought-after address and the top floor with elevator are all assets that make this bourgeois apartment a very rare property.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2022: between 2030 and 2790 euros.

:/

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 2500 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€990,000

## Key Information

Internal Area:	195 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