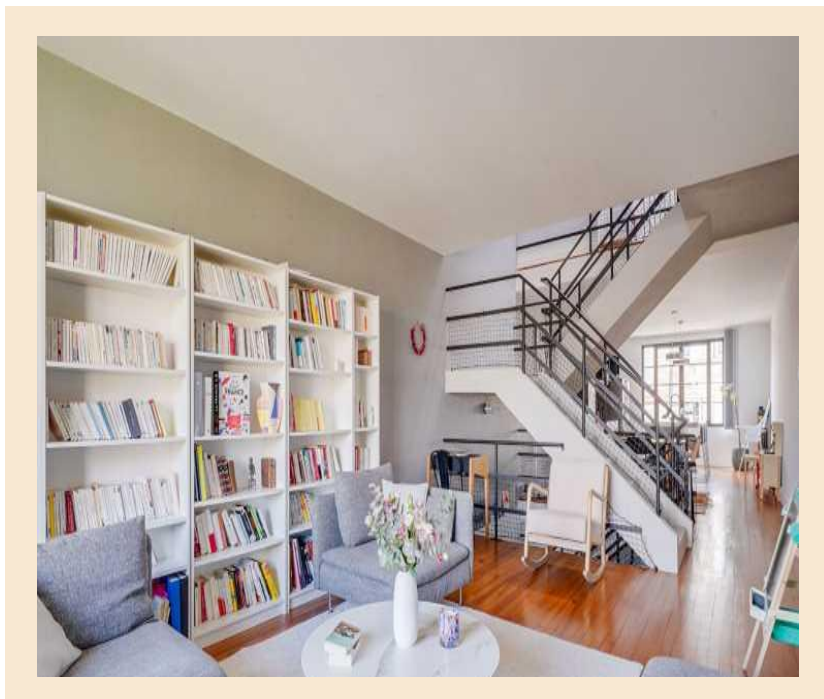


[Click to view MFH-EAB1926EABX](#)

## Architect-designed house in the heart of the city

Gironde , Nouvelle Aquitaine



**€598,500**

inc. of agency fees

4 Beds   1 Baths   235 sqm   0.01 ha

Ideally located in the heart of the city, this exceptional house has been completely redesigned and renovated by an architect, offering a generous, bright,...

### At a Glance

<b>Reference</b>	MFH-EAB1926EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€598,500
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	235 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the heart of the city, this exceptional house has been completely redesigned and renovated by an architect, offering a generous, bright, and flexible surface area that will appeal to lovers of unique properties.

This rare property combines the charm of the old with its wooden floors and modernity thanks to a quality

renovation, enhancing its volumes and natural light.

The interior is distinguished by generously proportioned spaces. The living room, bathed in light thanks to large windows, is the heart of the house, in which a contemporary open kitchen is harmoniously integrated. With its central island and stainless steel finishes, it offers a modern and functional design. On the night side, the four spacious bedrooms, two of which have private bathrooms, are ideal for accommodating a family. An additional bathroom guarantees privacy for everyone.

The spaces are flexible, and an additional room allows you to give free rein to your imagination by creating an additional bedroom if needed, a studio, or even a workspace. For greater comfort, the spaces are equipped with air conditioning. Outside, the property benefits from a privileged environment with easy access to all urban services.

In close proximity to shops, schools and transport, it offers a unique quality of life in the city center, while preserving a calm and friendly atmosphere. A private garage as well as a garden at the back of the house, rare in the area, complete the package.

With an energy performance rating of C, this property combines comfort and compliance with current standards. Its atypical character, the result of the work of an architect, makes it a rare gem on the real estate market, ideal for lovers of exceptional properties looking for an elegant and unique living environment.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2022 energy prices: between 1480 and 2080 euros.

Sindy Jaud (EI) : / RSAC Number:

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€598,500

## Key Information

Internal Area:	235 sqm
Land Area:	0.01 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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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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**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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