

[Click to view MFH-EAB1942EAAR](#)

Charming renovated fisherman's house in l'Aiguillon

Gironde , Nouvelle Aquitaine



€1,398,000

inc. of agency fees

5 Beds 1 Baths 190 sqm 0.05 ha

In the heart of the authentic Aiguillon district, close to shops and schools, this 190m2 loft-style villa seduces with its volumes, its 540m2 exterior with heated swimming pool and its energy performance....

At a Glance

Reference	MFH-EAB1942EAAR	Near to	Bordeaux	Price	€1,398,000
Bed	5	Bath	1	Hab.Space	190 sqm
Land	0.05 ha	Pool	Yes	Land Tax	N/A

Property Description

In the heart of the authentic Aiguillon district, close to shops and schools, this 190m2 loft-style villa seduces with its volumes, its 540m2 exterior with heated swimming pool and its energy performance.

From the entrance, the 70m2 living room, bathed in light, stands out as the living space of this house. The

open fitted and equipped kitchen, designed for moments of conviviality, extends harmoniously towards the living room / dining room area. The whole opens onto the outdoor space facing east. Two bedrooms, one of which has a shower room, a dressing room and a separate toilet complete this level.

The upper floor offers three bright and comfortable bedrooms, one of which has a shower room, a bathroom and a separate toilet. This functional layout offers a perfect configuration for family life. The exterior is a true haven of peace where we find a spacious terrace, a summer kitchen, a lounge area, and a swimming pool.

A garage, a garden shed and a parking space make this property warm, comfortable and practical.

Contact: Mathilde Antoine

ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1,490 and 2,080 euros.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,398,000

Key Information

Internal Area:	190 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	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

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