

[Click to view MFH-EAB1947EABX](#)

Stone house with swimming pool in Bouscat

Gironde , Nouvelle Aquitaine

€1,150,000
inc. of agency fees

4 Beds 1 Baths 170 sqm 0.02 ha

Built on three levels, this elegant 170 sqm stone house, ideally located in the heart of Bouscat, a stone's throw from tram line D, has benefited from a careful renovation combining modern comfort and...



At a Glance

Reference	MFH-EAB1947EABX	Near to	Bordeaux	Price	€1,150,000
Bed	4	Bath	1	Hab.Space	170 sqm
Land	0.02 ha	Pool	Yes	Land Tax	N/A

Property Description

Built on three levels, this elegant 170 sqm stone house, ideally located in the heart of Bouscat, a stone's throw from tram line D, has benefited from a careful renovation combining modern comfort and authentic charm. The ground floor opens onto a large living room with custom-made storage, which leads to a fully equipped kitchen.

Designed to combine functionality and conviviality, the kitchen has a central island and extends into a dining

room bathed in light, thanks to a glass roof and large bay windows overlooking an exterior of 60 sqm. The latter, fully furnished, invites you to relax with its swimming pool and mobile terrace, perfect for moments of conviviality. On the first floor, a landing leads to two bedrooms, one of which has its own shower room. A separate bathroom with WC completes this sleeping area.

The top floor is dedicated to a superb master suite, offering an intimate and bright space. It consists of a dressing room, a shower room and benefits from a spacious and elegant layout. Facing the swimming pool, an outbuilding converted into a fourth bedroom with adjoining shower room is an additional asset. This versatile space is ideal for entertaining guests or for personalized use.

Finally, a front garden with an electric gate allows parking for up to two vehicles, bringing a touch of practicality to this house with undeniable charm.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between 1390 and 1950 euros.

:/

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,150,000

Key Information

Internal Area:	170 sqm
Land Area:	0.02 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