

Click to view MFH-EAB1962EABX

Charming Bordeaux shop with garden and outbuilding in Bouscat

Gironde, Nouvelle Aquitaine



€735,000

inc. of agency fees

3 Beds

135 sqm

0.01 ha

Nestled in a peaceful street, in Bouscat, a stone's throw from the shops, this carefully renovated double shop gem combines old-world charm and modern...

At a Glance

Reference MFH-EAB1962EABX Near to

Bed 3

Land 0.01 ha Bordeaux

Pool No Price €735,000

Hab.Space 135 sqm

Land Tax N/A

Property Description

Nestled in a peaceful street, in Bouscat, a stone's throw from the shops, this carefully renovated double shop gem combines old-world charm and modern comfort.

Upon entering, an elegant corridor in cement tiles, a timeless signature of Bordeaux shops, leads to two

beautiful bedrooms on the facade side, each with its own dressing room and adjoining shower room. A discreet staircase leads you to a large bedroom in the basement, a real cocoon, as well as a functional laundry room.

The living room, the beating heart of the house, is organized around a majestic, working fireplace and an open, warm and fully equipped kitchen. This space bathed in light, thanks to large bay windows, opens onto an intimate garden, not overlooked, with a terrace and swimming pool, the promise of suspended moments. At the back of the plot, a superb 30 sqm outbuilding, with exposed beams, offers a multitude of possibilities: independent studio, work space or fourth bedroom according to your desires.

A rare place, where authenticity meets elegance, to discover without delay.

:/

Summary

Property type: House Bedrooms: 3

Price €735,000

Key Information

Internal Area: 135 sqm Land Area: 0.01 ha Has a Garden Yes

Location: Nouvelle Aquitaine



Gallery

























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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved