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## Unique building in a bucolic setting in Bellefond

Gironde , Nouvelle Aquitaine



# €750,000

inc. of agency fees

6 Beds      305 sqm      2.1 ha

Lovers of unusual places full of history, this old train station converted into a home is just waiting for you! 305 sqm of character nestled in a park...

### At a Glance

<b>Reference</b>	MFH-EAB1968EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€750,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	305 sqm
<b>Land</b>	2.1 ha			<b>Land Tax</b>	N/A

### Property Description

Lovers of unusual places full of history, this old train station converted into a home is just waiting for you! 305 sqm of character nestled in a park of more than 2 hectares, where nature and authenticity meet to offer an extraordinary living environment. This house offers generous volumes and a strong potential still to be exploited. From the entrance, you will be seduced by the brightness and the unique character of this property.

On either side of this entrance, a first living room with fireplace, then a spacious kitchen. A second living room or a library allows you to adopt different atmospheres. All the bedrooms are located upstairs, six in number, including a master suite of approximately 30 sqm with private bathroom. This house is an invitation to travel, a haven of peace far from the urban hustle and bustle.

This place offers a unique and soothing atmosphere, ideal for a main residence, secondary residence or a bed and breakfast project. 20 minutes from Saint-Émilion, 10 minutes from Branne and 30 minutes from Libourne.

ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, based on 2022 energy prices: between 3150 and 4262 euros.

Sindy Jaud (EI) : / (4.46 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	Countryside house
Bedrooms:	6
Price	€750,000

## Key Information

Internal Area:	305 sqm
Land Area:	2.1 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery





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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.

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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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