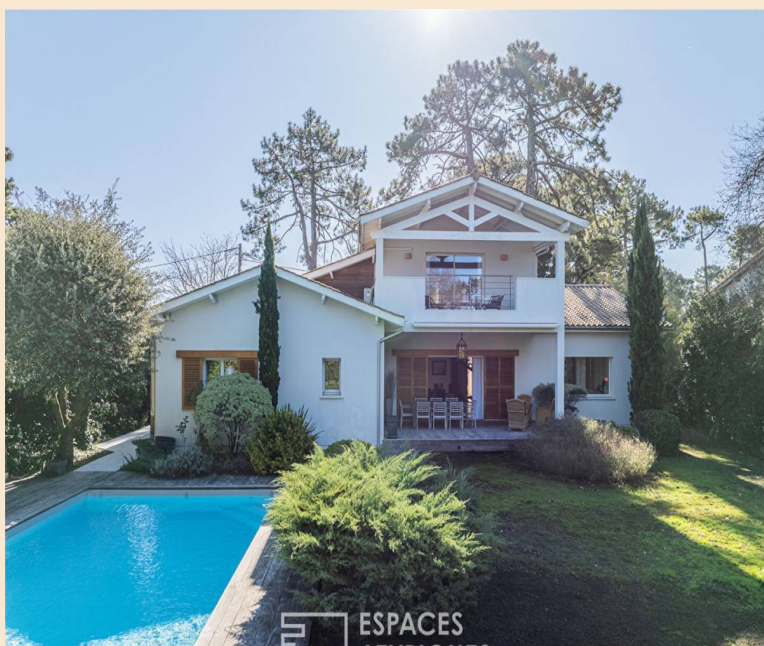


[Click to view MFH-EAB1998EAAR](#)

## The beautiful family home of Abatilles

Gironde , Nouvelle Aquitaine



**€2,200,000**

inc. of agency fees

4 Beds    1 Baths    220 sqm    0.1 ha

Located in the prestigious Abatilles district, in a calm and green environment, this charming 220m<sup>2</sup> house, built in 2012, is set on a plot of approximately...

### At a Glance

<b>Reference</b>	MFH-EAB1998EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€2,200,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	220 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the prestigious Abatilles district, in a calm and green environment, this charming 220m<sup>2</sup> house, built in 2012, is set on a plot of approximately 1,000m<sup>2</sup>. This refined property offers an exceptional living environment thanks to its swimming pool, its large spaces and its excellent condition.

On the ground floor, the entrance opens onto a spacious 70m<sup>2</sup> living room where a comfortable lounge - dining room area is drawn. The whole bathed in light thanks to its large openings overlooking the outside. In

the extension, a fitted and equipped kitchen. On the night side, two spacious and bright bedrooms, a shower room and a separate toilet. A bedroom with shower room completes the comfort of this level.

The first floor opens onto a comfortable office, a bedroom, and a separate toilet. A suite with dressing room, bathroom and private terrace plunging onto the outside completes the high-end services of this character property.

Outside, an exotic wooden terrace leads to a heated swimming pool. A 35m<sup>2</sup> garage and a wooded garden bring comfort and tranquility to the whole. Energy performance, generous volumes and location make this house a rare property in the area.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,670 and EUR2,330.

Kevin Pari (EI) : /

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€2,200,000

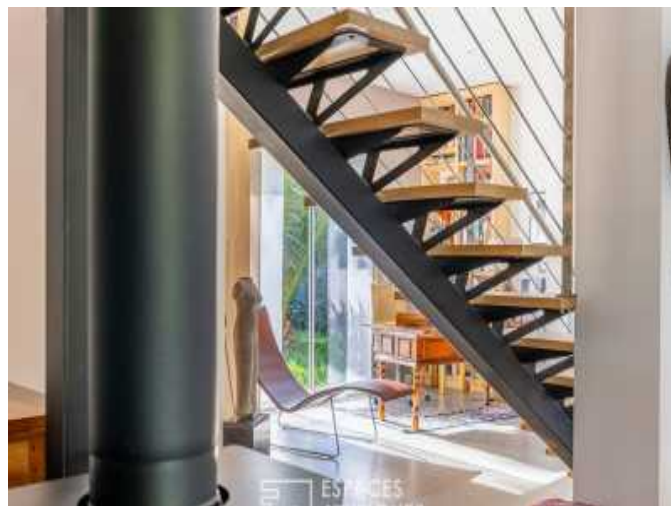
## Key Information

Year Built:	2012
Internal Area:	220 sqm
Land Area:	0.1 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