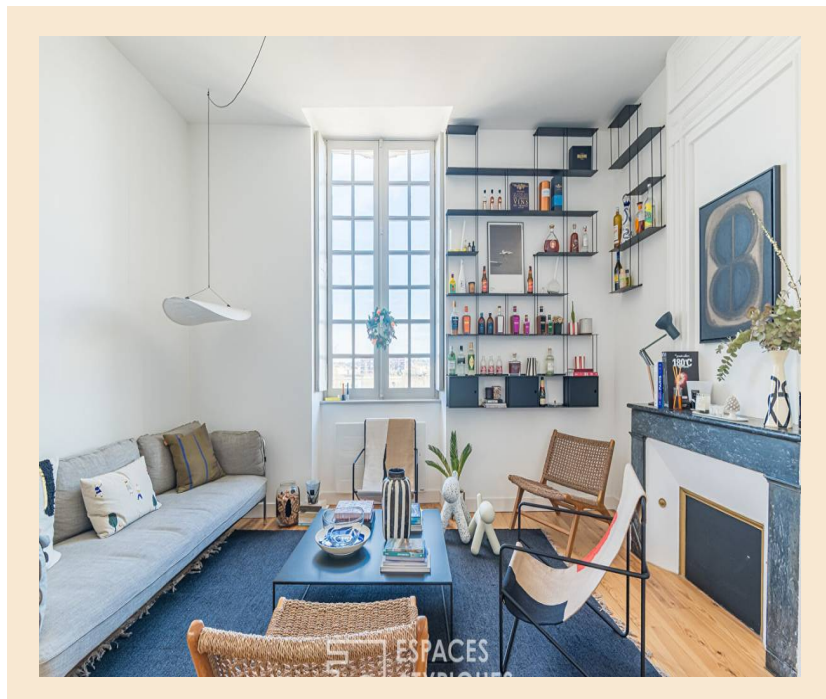


[Click to view MFH-EAB2003EABX](#)

Beautiful apartment with Garonne view, elevator and parking

Gironde , Nouvelle Aquitaine



€595,000

inc. of agency fees

3 Beds

114 sqm

On the quays, 100 m from the Basilica of Saint-Michel, in a well-maintained stone building with elevator, this apartment located on the 3rd floor has...

At a Glance

Reference MFH-EAB2003EABX

Near to Bordeaux

Price €595,000

Bed 3

Pool No

Hab.Space 114 sqm

Land Tax N/A

Property Description

On the quays, 100 m from the Basilica of Saint-Michel, in a well-maintained stone building with elevator, this apartment located on the 3rd floor has been completely and tastefully renovated by its owners. From the entrance, the solid parquet flooring, the beautiful high ceilings and the furniture set the tone. On the left, you enter the living room with triple exposure made up of 3 distinct spaces: a first cozy living room near the

fireplace offering a breathtaking view of the Garonne and some emblematic monuments of Bordeaux, a large dining room and a TV lounge.

The entrance hallway leads to a first room currently used as an office, a separate toilet, a pretty black and white fully equipped kitchen, a beautiful bedroom with a view of the bell tower of the Basilica of Saint-Michel, a bathroom and finally a bedroom with its own shower room. A storeroom of approximately 5 m2 on the ground floor of the building as well as a parking space complete this property.

The charm of the old combined with the elegance of the contemporary in an apartment with a view in which you can put down your suitcases, located in a lively and central district of Bordeaux!

ENERGY CLASS: D / CLIMATE CLASS: B - Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between 1740 and 2420 EUR / year.

:/

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 3280 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€595,000

Key Information

Internal Area:	114 sqm
----------------	---------

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