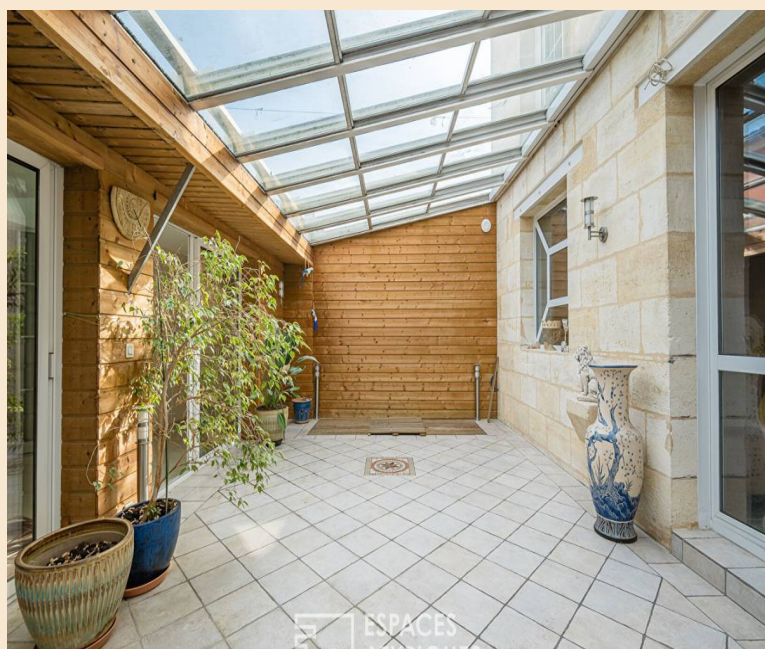


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## The character building in the heart of Libourne

Gironde , Nouvelle Aquitaine



**€850,000**

inc. of agency fees

5 Beds

540 sqm

Located in the heart of Libourne, this unique building offers a rare opportunity for industrial architecture enthusiasts, car collectors, investors looking...

### At a Glance

**Reference** MFH-EAB1993EABX

**Bed** 5

**Near to** Bordeaux

**Pool** No

**Price** €850,000

**Hab.Space** 540 sqm

**Land Tax** N/A

### Property Description

Located in the heart of Libourne, this unique building offers a rare opportunity for industrial architecture enthusiasts, car collectors, investors looking for a versatile space, or large families.

With a total surface area of approximately 520 sqm, it stands out for its immense garage on the ground floor

and its spacious apartment upstairs, enhanced by a light-filled patio. From the entrance, the imposing 240 sqm garage captures the attention. Equipped with a vehicle turntable, it represents a boon for a commercial activity requiring large storage space or for a collector wishing to display their cars in a secure setting. This space, complemented by an office, is a major asset for classic car enthusiasts or any activity requiring large storage capacity.

Upstairs, the approximately 300 sqm apartment combines modernity and character with generous volumes. The spacious living room opens directly onto the patio, which becomes a real extra room in winter, ideal for convivial moments. Thanks to its retractable glass roof, this space is bathed in natural light and constitutes a true haven of peace. Two bedrooms, which can also be used as an office, library or living room, as well as a bathroom, complete this level.

On the upper floor, three additional bedrooms and a second bathroom offer a living environment suitable for families or lovers of customizable spaces. Located in the immediate vicinity of shops, schools and amenities of the city center, this building represents a rare opportunity.

This exceptional property, with its layout and multiple possibilities, represents a rare opportunity on the Libourne real estate market.

ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established from 2015 energy prices: 1566 euros.

Sindy Jaud (EI) : / RSAC Number:

Summary

Property type: House  
Bedrooms: 5  
Price €850,000

Key Information

Internal Area: 540 sqm

Location: Nouvelle Aquitaine



## Gallery







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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**

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**S. and L. BROWN**



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