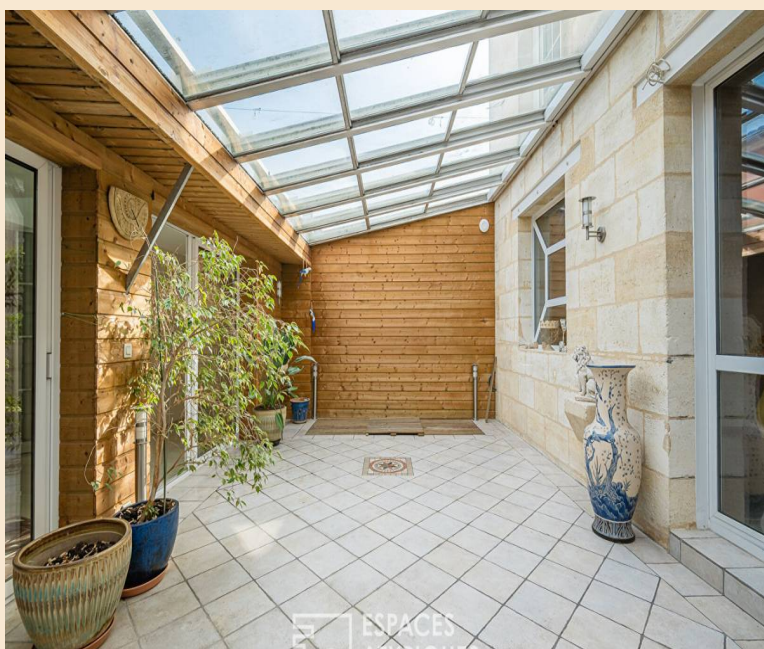


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The character building in the heart of Libourne

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

Near to Bordeaux

Price €850,000

Bed 5

Pool No

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

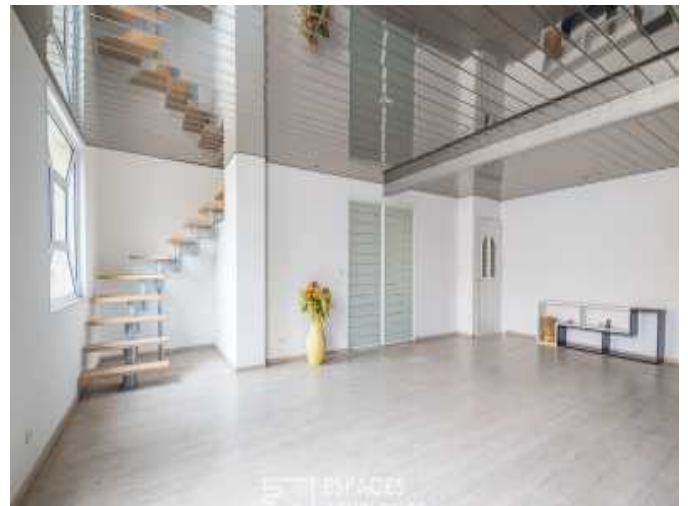
Key Information

Internal Area: 540 sqm

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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