

[Click to view MFH-EAB2028EABX](#)

Pretty renovated shop with garden and outbuildings

Gironde , Nouvelle Aquitaine



€649,000

inc. of agency fees

3 Beds 131 sqm 0.05 ha

In the heart of the sought-after La Raze neighborhood in Bègles, on a popular street, this charming, carefully and elegantly renovated shop offers quality...

At a Glance

Reference	MFH-EAB2028EABX	Near to	Bordeaux	Price	€649,000
Bed	3	Pool	No	Hab.Space	131 sqm
Land	0.05 ha			Land Tax	N/A

Property Description

In the heart of the sought-after La Raze neighborhood in Bègles, on a popular street, this charming, carefully and elegantly renovated shop offers quality services and a pleasant living environment.

The shop offers a surface area of 107 m2 with 2 bedrooms and their bathrooms, one on the ground floor and

the other in the attic, as well as an east-west living room. Note that it is possible to create a 3rd bedroom in the living room space to the left of the entrance hall.

The graphic black and white entrance leads on the right to a bedroom with a bathroom and on the left to the living room. The oak parquet flooring, the neat decoration, and the presence of a wood stove bring a warm atmosphere to this convivial living space with double height. A separate elegant kitchen with an adjoining pantry/laundry room completes this level as well as a toilet at the entrance. Upstairs is a pretty attic bedroom with bathroom, dressing room, and separate toilet. An east-facing planted garden invites you to relax.

A heated outbuilding of approximately 24 m² can be used as an office or spare bedroom and an adjoining workshop of approximately 15 m² allows for storage. Ideally located near shops, schools and transport, this pretty shop combines a practical location with undeniable living comfort. In addition, a reception garden with parking space completes its assets.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices indexed for the years 2021, 2022, 2023: between 1,420 and 1,970 EUR/year.

: /

Summary

Property type:	House
Bedrooms:	3
Price	€649,000

Key Information

Internal Area:	131 sqm
Land Area:	0.05 ha

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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved