

[Click to view MFH-EAB2033EABX](#)

## Beautiful elevated shop in the Piscine district

Gironde , Nouvelle Aquitaine

**€799,000**

inc. of agency fees

3 Beds

184 sqm

0.03 ha

Located just steps from the art deco swimming pool in Bègles, this elevated shop has been completely redesigned by its owners. The result: a turnkey home...

### At a Glance

**Reference** MFH-EAB2033EABX  
**Bed** 3  
**Land** 0.03 ha

**Near to** Bordeaux  
**Pool** No

**Price** €799,000  
**Hab.Space** 184 sqm  
**Land Tax** N/A

### Property Description

Located just steps from the art deco swimming pool in Bègles, this elevated shop has been completely redesigned by its owners. The result: a turnkey home that is both functional and full of charm.

The entrance, either on the street or garden side, sets the tone: smooth circulation and pleasant indoor-

outdoor living. The ground floor opens onto a large, bright living room with a fitted kitchen, central island, and a lovely glass-enclosed wine cellar, a nod to the basement. An office that can be converted into a bedroom, a utility room/laundry room, and a toilet complete this level. Upstairs, there are three beautiful bedrooms, each with a private shower room and toilet.

One of them even benefits from a terrace. Ideally located near shops, schools, and transport, this pretty shop combines a practical location with undeniable living comfort. In addition, the garden allows for parking on the plot.

DPE in progress

/

Summary

Property type:	House
Bedrooms:	3
Price	€799,000

Key Information

Internal Area:	184 sqm
Land Area:	0.03 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](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://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