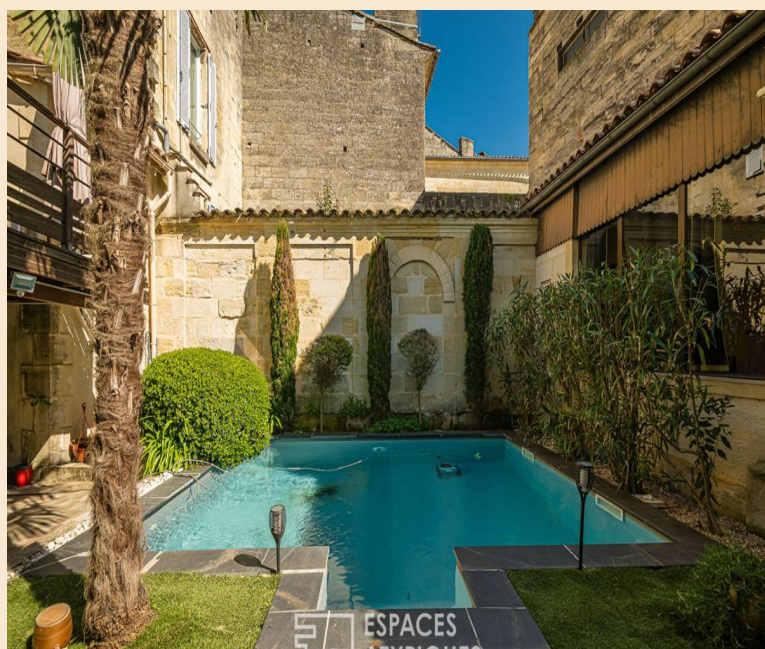


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Charming house with garden, swimming pool and outbuilding in the heart...

Gironde , Nouvelle Aquitaine



€599,000

inc. of agency fees

4 Beds 1 Baths 175 sqm 0.02 ha

Nestled among the lively streets of central Libourne, this elegant stone house offers approximately 175 sqm of living space, spread over three levels,...

At a Glance

Reference	MFH-EAB2034EABX	Near to	Bordeaux	Price	€599,000
Bed	4	Bath	1	Hab.Space	175 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Nestled among the lively streets of central Libourne, this elegant stone house offers approximately 175 sqm of living space, spread over three levels, and offers a refined, warm, and rare living environment in the heart of the city.

From the entrance, the charm is felt: moldings, parquet floors, and brightness welcome you into this setting. An office (or spare bedroom) on the ground floor opens the ball, before discovering a superb living room bathed in light, thanks to its large bay windows and skylights. The open kitchen, clad in light wood and highlighted by a typical blond stone wall, combines modernity and character. The whole extends onto a suspended terrace overlooking an intimate garden where a heated swimming pool is enthroned, inviting you to relax.

Upstairs, two beautiful, bright bedrooms share a shower room, while the top level is entirely dedicated to a characterful master suite: spacious bedroom, bathroom, separate toilet and independent dressing room make up this perfectly designed sleeping area. In the basement, a laundry room, a multipurpose room and a cellar complete the ensemble.

A real asset: an outbuilding of approximately 60 sqm, converted into an apartment with a separate entrance, offers multiple possibilities: seasonal rental, hosting friends or professional space.

Between quality services, generous volumes and city life on foot, this rare house brilliantly combines comfort, authenticity and elegance. All shops and the train station are accessible in a few minutes on foot.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2022 energy prices: between 2840 and 3910 euros.

Sindy Jaud (EI) : / RSAC Number:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€599,000

Key Information

Internal Area:	175 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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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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