

[Click to view MFH-EAB1460EABX](#)

## Charming apartment in the hyper center

Gironde , Nouvelle Aquitaine



# €545,000

inc. of agency fees

3 Beds      1 Baths      104 sqm

A stone's throw from Place Pey-Berland and on a quiet street, this 104m<sup>2</sup> apartment is located on the second floor of a stone building. Ideally located on a courtyard and crossing east-west, it enjoys...

### At a Glance

<b>Reference</b>	MFH-EAB1460EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€545,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	104 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A stone's throw from Place Pey-Berland and on a quiet street, this 104m<sup>2</sup> apartment is located on the second floor of a stone building. Ideally located on a courtyard and crossing east-west, it enjoys beautiful light and absolute calm.

The entrance to the apartment is through a closed vestibule composed of storage, allowing you to put down shoes, coats, shopping cart, stroller, etc. Past the vestibule, the large living room offers original parquet

flooring, large windows, an open kitchen with a marble worktop.

The charm of the old, mixed with the contemporary of a successful renovation, works immediately. An elegant glass roof separates this living space from an office area that can also be used as an extra bedroom.

A corridor then serves the night space composed of two bedrooms, a spacious bathroom with a walk-in shower and a freestanding bathtub, as well as a separate toilet.

A laundry room and plenty of custom-made storage enhance the comfort of this pretty cocoon.

Close to the best schools in the city center, many shops, restaurants, museums and transport, this apartment is a real family cocoon in the heart of the city.

ENERGY CLASS: D / CLIMATE CLASS: B.

Condominiums of 9 units (No proceedings in progress).

Annual expenses : 1200 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€545,000

## Key Information

Internal Area:	104 sqm
----------------	---------

## 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