

[Click to view MFH-EAB1537EAAR](#)

Real estate complex with commercial premises and apartments for investors...

Gironde , **Nouvelle Aquitaine**



€1,560,000

inc. of agency fees

2 Beds

163 sqm

This magnificent architectural achievement, located on the road to Cap Ferret, near the Canon, is the result of the transformation of an old wooden cabin from the 80s by a renowned Parisian architect...

At a Glance

Reference MFH-EAB1537EAAR

Near to Bordeaux

Price €1,560,000

Bed 2

Pool No

Hab.Space 163 sqm

Land Tax N/A

Property Description

This magnificent architectural achievement, located on the road to Cap Ferret, near the Canon, is the result of the transformation of an old wooden cabin from the 80s by a renowned Parisian architect studio.

This real estate complex, resembling a redesigned oyster hut, is made up of commercial premises on the

ground floor, rented and two one-bedroom apartments with terraces upstairs; is ideal for an investor wishing to invest in an exceptional architectural project while benefiting from an excellent return of 5%.

The floor currently rented seasonally can offer a perfect base in Cap Ferret.

Philippe Esteve (EI) //

Summary

Property type:	House
Bedrooms:	2
Price	€1,560,000

Key Information

Internal Area:	163 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