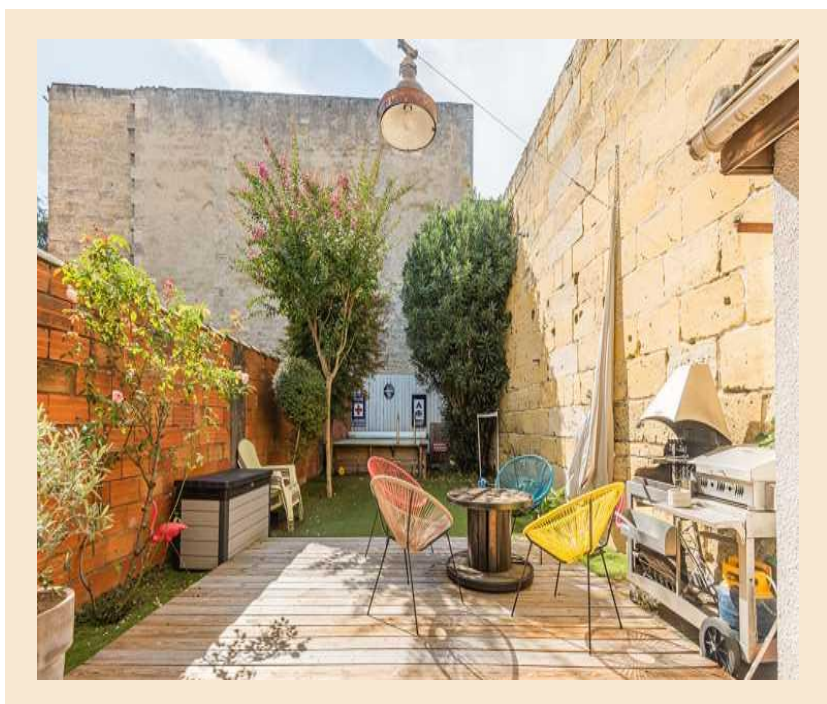


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## The bourgeois house in Ornano with garden and swimming pool

Gironde , Nouvelle Aquitaine



**€1,097,000**

inc. of agency fees

6 Beds      224 sqm      0.02 ha

It is in a privileged and sought-after environment of Ornano, close to all amenities, schools and transport that this beautiful 224sqm double shop style residence is built. The house is organized on three...

### At a Glance

<b>Reference</b>	MFH-EAB1578EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,097,000
<b>Bed</b>	6	<b>Pool</b>	Yes	<b>Hab.Space</b>	224 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

It is in a privileged and sought-after environment of Ornano, close to all amenities, schools and transport that this beautiful 224sqm double shop style residence is built.

The house is organized on three levels. The 1st level opens onto a beautiful entrance with storage.

It leads to a bright living room, benefiting from all the codes of bourgeois housing. In the extension there is a fitted and equipped kitchen and bathrooms as well as a first bedroom on the ground floor.

These spaces benefit from a beautiful view of the sunny 90m<sup>2</sup> garden with its heated swimming pool hidden from view. A beautiful stone staircase provides access to the second level, organized as a sleeping area serving three bedrooms including a spacious master suite with a dressing room, followed by a large bathroom.

On the top floor there are also 3 additional bedrooms with two bathrooms under the roof. A technical room, a laundry room, and a 50m<sup>2</sup> cellar complete this sublime bourgeois house in a popular area of Ornano.

This property will seduce you with the elegance of the building as well as its location close to all amenities.

ENERGY CLASS: C/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2100 and 2900 euros.

/

## Summary

Property type:	House
Bedrooms:	6
Price	€1,097,000

## Key Information

Internal Area:	224 sqm
Land Area:	0.02 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery





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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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**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.

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