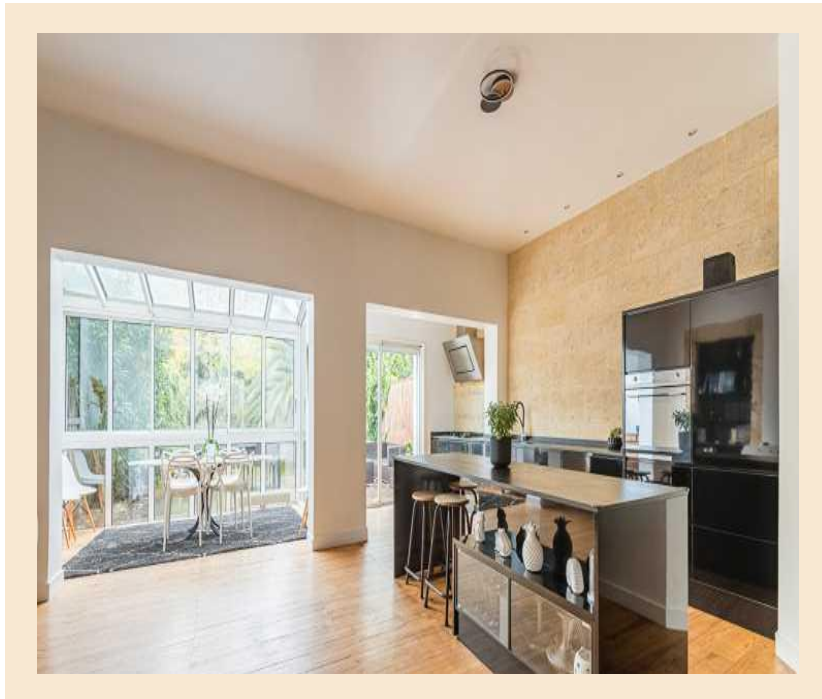


[Click to view MFH-EAB1604EABX](#)

## Family house with garden in the Bastide

Gironde , Nouvelle Aquitaine



**€949,000**

inc. of agency fees

5 Beds   1 Baths   200 sqm   0.03 ha

Perfectly located between the Botanical Garden and Place Calixte Camelle, this superb bourgeois house offers 190m<sup>2</sup> Carrez and 220m<sup>2</sup> on the ground, spread over 3 levels, a spacious cellar of 90m<sup>2</sup>, a terrace...

### At a Glance

<b>Reference</b>	MFH-EAB1604EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€949,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Perfectly located between the Botanical Garden and Place Calixte Camelle, this superb bourgeois house offers 190m<sup>2</sup> Carrez and 220m<sup>2</sup> on the ground, spread over 3 levels, a spacious cellar of 90m<sup>2</sup>, a terrace and a garden of approximately 150m<sup>2</sup>.

A successful example of the marriage between the charm of old features and the modern comfort of a renovation, this house is ideal for a family.

The entrance leads via a flight of steps to the large living room with lounge, dining room and open kitchen. The whole thing, bathed in light thanks to a through luminosity, opens onto a terrace and a magnificent landscaped garden with trees.

A sublime period stone staircase provides access to the upper level offering 3 bedrooms, one with a dressing room and loggia, a laundry area, a bathroom and a WC. On the top level are two bedrooms, sharing a bathroom with WC.

The basement houses a very large cellar, perfect for storage and storage. In this house, old and new features intertwine: parquet flooring, high ceilings, wood insert, overhead skylights, exposed beams, to give way to a rare charm.

Immediate proximity to shops, schools, transport.

ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 1,914 and 2,590 euros.

/

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€949,000

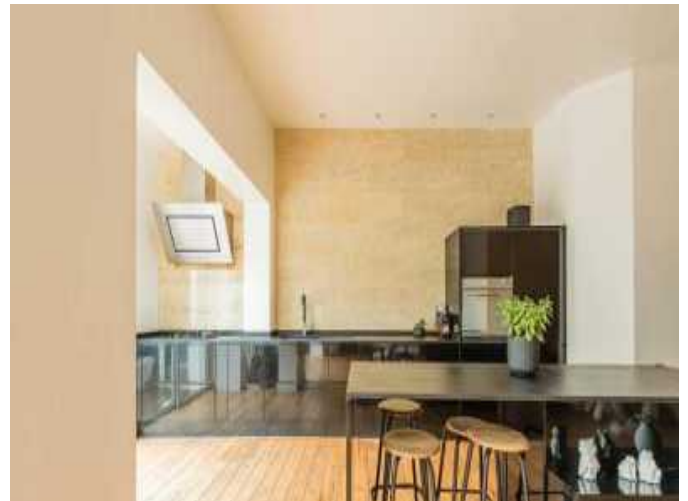
## Key Information

Internal Area:	200 sqm
Land Area:	0.03 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## 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

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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.

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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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