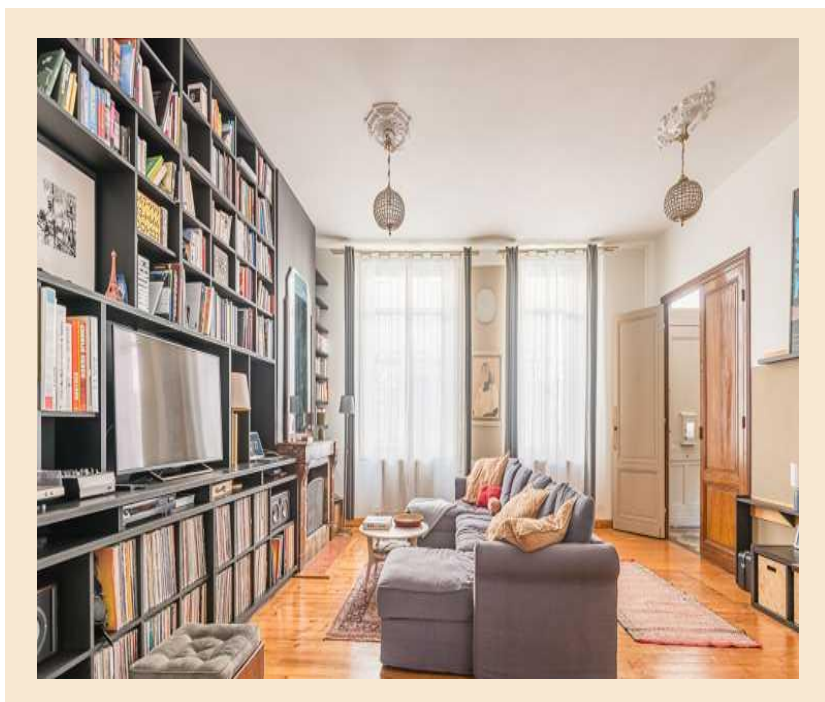


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The family home with garden and garage

Gironde , Nouvelle Aquitaine



€884,000

inc. of agency fees

4 Beds 1 Baths 165 sqm

Nestled in the heart of a peaceful and family neighborhood, evoking a "village" atmosphere halfway between Place Nansouty and the station, this house of approximately 165 m2 successfully embodies the...

At a Glance

Reference	MFH-EAB1599EABX	Near to	Bordeaux	Price	€884,000
Bed	4	Bath	1	Hab.Space	165 sqm
		Pool	No	Land Tax	N/A

Property Description

Nestled in the heart of a peaceful and family neighborhood, evoking a "village" atmosphere halfway between Place Nansouty and the station, this house of approximately 165 m2 successfully embodies the harmony between the charm of old elements and modern comfort resulting from expert renovation.

With its 4 bedrooms, its garden, its garage, its double living room and its home cinema, this residence offers an ideal setting for family life.

From the entrance, a cleverly arranged star-shaped corridor welcomes visitors. The ground floor reveals a breathtaking double living room, where a functional fireplace, delicate moldings and elegant parquet floors blend harmoniously with a custom-made library and a fully renovated granite kitchen. Access to the garden of approximately 60 m² is through large French windows, flooding the space with light throughout the day. A bathroom, a toilet and a laundry room complete this level.

Upstairs, 4 bedrooms and a bathroom elegantly share the space. Finally, a large basement offers the possibility of various arrangements: extra bedroom, home cinema or space dedicated to music.

The warm and friendly atmosphere of the neighborhood, the immediate proximity to shops, schools and the train station, the remarkable preserved services, the quality of the renovation, the well-kept garden and the garage are just some of the many assets of this residence which offers a perfect overview of the quality of life in

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 EUR3,001 and EUR4,061.

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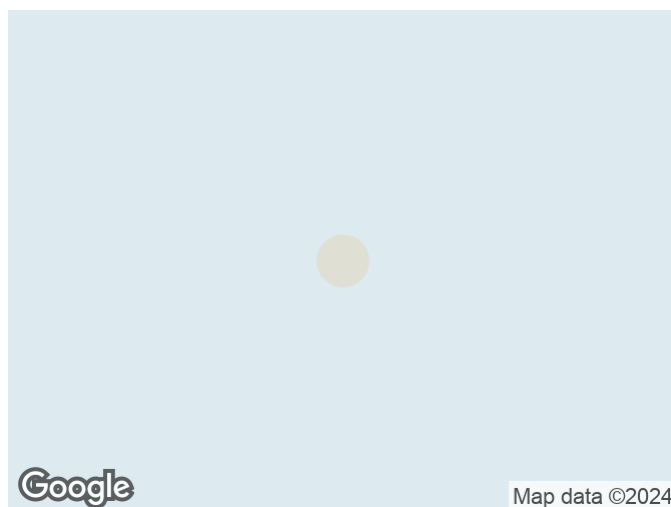
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€884,000

Key Information

Internal Area:	165 sqm
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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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