Click to view MFH-EAB1651EABX

Old renovated winery with garden in Bouliac

Gironde, Nouvelle Aquitaine



€525,000

inc. of agency fees

3 Beds **1** Baths **137** sqm **0.09** ha

Located in the lower part of Bouliac, this stone house is the result of the rehabilitation of an old winery. Between authenticity and modernity, this charming place of 137 m2 offers a generous surface...

At a Glance

Reference MFH-EAB1651EABX **Near to** Bordeaux **Price** €525,000

Bed 3 **Bath** 1 **Hab.Space** 137 sqm

Land 0.09 ha **Pool** No **Land Tax** N/A

Property Description

Located in the lower part of Bouliac, this stone house is the result of the rehabilitation of an old winery. Between authenticity and modernity, this charming place of 137 m² offers a generous surface area and an atypical distribution of rooms.

The floors, exposed beams and high-end materials give this winery a welcoming and warm atmosphere. On the ground floor, an entrance and a laundry/storage area open onto a hallway, a toilet, two bedrooms with dressing rooms and a bathroom with walk-in shower and bathtub. On the garden level, a large living room gives access to the outside. There is a living room, a dining room and a separate, equipped and bright kitchen. This plateau also offers a master bedroom, with its own en-suite bathroom and a dressing room. A WC completes the whole, all being equipped with a modern ducted heating system.

The terrace and the hilly garden invite you to take full advantage of the sun's rays. A driveway allows parking for several vehicles and a shed serves as storage.

ENERGY CLASS: C/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between 1,230 and 1,760 euros.

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Summary

Property type: House Bedrooms: 3
Bathrooms 1

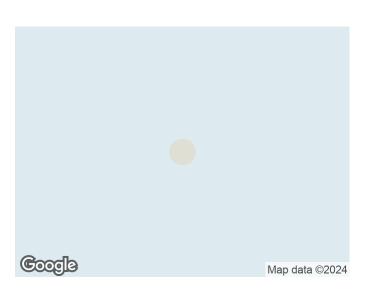
Price €525,000

Key Information

Internal Area: 137 sqm Land Area: 0.09 ha Has a Garden Yes

Location: Nouvelle Aquitaine





Gallery























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S. and L. BROWN



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