

[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.

/

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





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