Click to view MFH-EAB1613EABX

Apartment with patio in Fondaudège

Gironde, Nouvelle Aquitaine



€639,000

inc. of agency fees

2 Beds 1 Baths 90 sqm

Nestled on the second and last floor of this beautiful, completely renovated building, this 82m2 apartment (103m2 on the ground) benefits from a calm and peaceful atmosphere. The entrance leads to a very...

At a Glance

Reference MFH-EAB1613EABX **Near to** Bordeaux **Price** €639,000

Bed 2 Bath 1 Hab.Space 90 sqm

Pool No Land Tax N/A

Property Description

Nestled on the second and last floor of this beautiful, completely renovated building, this 82m2 apartment (103m2 on the ground) benefits from a calm and peaceful atmosphere.

The entrance leads to a very beautiful living room of 36m2 which extends into a pretty open-air patio. The elegant exposed beams and period parquet floors give an authentic and warm atmosphere to this living space.

The kitchen, although semi-equipped, combines functionality and aesthetics, preserving the harmony of the whole. Two comfortable bedrooms, one with its own shower room and a bathroom complete the layout, offering intimate and practical spaces. An office with a view of the patio completes the home. This apartment combines modernity and old-world charm, offering a comfortable and quiet living experience.

ENERGY CLASS: C/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 870 and 1230 euros.

Condominiums of 2 units (No proceedings in progress).

Annual expenses: 600 euros.

/

Summary

Property type: Apartment

Bedrooms: 2
Bathrooms 1

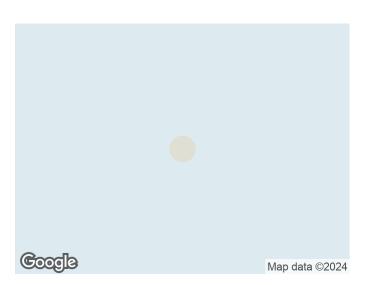
Price €639,000

Key Information

Internal Area: 90 sqm

Location: Nouvelle Aquitaine





Gallery













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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved