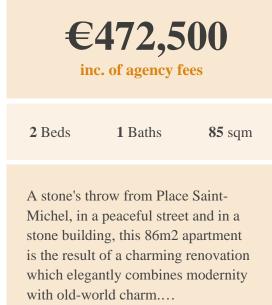


# **Elegant bohemian apartment with exterior in Saint Michel**

Gironde, Nouvelle Aquitaine





### At a Glance

Reference	MFH-EAB1660EABX
Bed	2

Bordeaux
1
No

Price€472,500Hab.Space85 sqmLand TaxN/A

### **Property Description**

A stone's throw from Place Saint-Michel, in a peaceful street and in a stone building, this 86m2 apartment is the result of a charming renovation which elegantly combines modernity with old-world charm.

Located on the first floor, the entrance reveals a corridor separating the living spaces on one side, and the

sleeping area on the other. The living room, including a fully equipped open kitchen, a dining area and a living room, offers generous volumes and pleasant brightness thanks to its skylight and its circulation around a private courtyard. This exterior, like an extension of the living space, offers the possibility of fully enjoying moments of relaxation.

An additional room has been created and delimited by a wooden glass roof, refined and light, thus offering different usage options: office, bedroom, reading room, etc. The sleeping area is made up of an elegantly dressed bedroom. a fireplace and a period stained glass window as well as a spacious bathroom with shower and bathtub.

Located in the heart of the old town, this apartment seduces with the successful harmony between the charm of the old and the modernity of the renovation.

/ RSAC Number: Condominiums of 10 units (No proceedings in progress).

Annual expenses : 1020 euros.

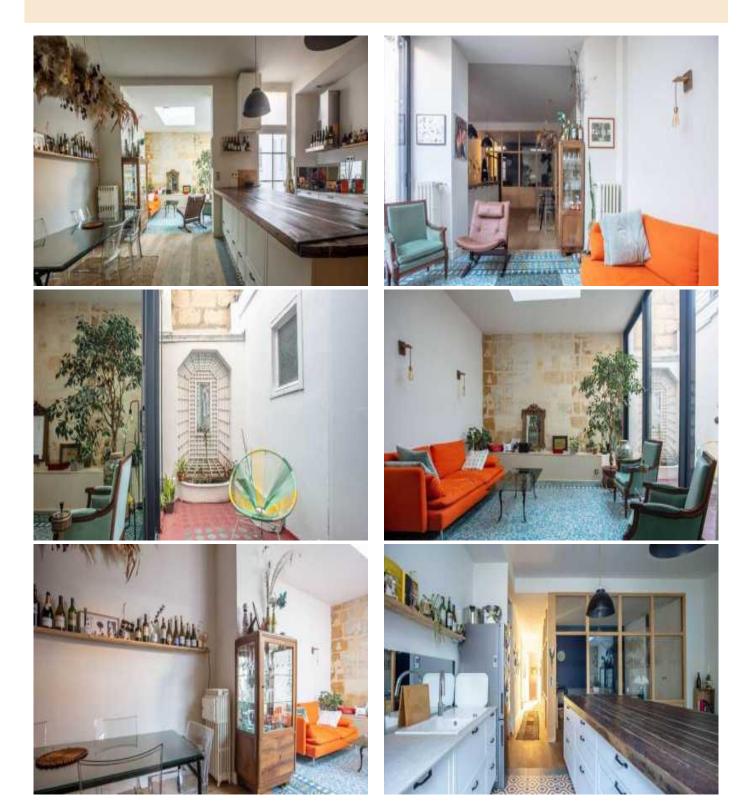
	Key Information	1
Apartment	Internal Area:	85 sqm
2		
1		
€472,500		
	2 1	2 1

## Location: Nouvelle Aquitaine



ලිංංලුම්	Map data ©2024

### Gallery







THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 myfrench-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