Click to view MFH-EAB1683EABX

Arcachonnaise with swimming pool and garage

Gironde, Nouvelle Aquitaine



€540,000

inc. of agency fees

3 Beds 1 Baths 110 sqm 0.03 ha

In the Mairie Bourg district, this charming single-storey house with garden, swimming pool and garage offers a lovely living environment close to all amenities. Entrance is through the garden which is...

At a Glance

Reference MFH-EAB1683EABX **Near to** Bordeaux **Price** €540,000

Bed 3 **Bath** 1 **Hab.Space** 110 sqm

Land 0.03 ha Pool No Land Tax N/A

Property Description

In the Mairie Bourg district, this charming single-storey house with garden, swimming pool and garage offers a lovely living environment close to all amenities.

Entrance is through the garden which is located at the front of the house. Through the door, you arrive in the

living room opening onto the garden to the south and the fitted kitchen to the north. Old parquet floors, period fireplaces and high ceilings contribute to the charm of this property. A large bedroom with bathroom, dressing room and office area overlooks a courtyard at the back of the house. A second bedroom with its bathroom overlooks the garden. An outbuilding of approximately 10 m2 with its bathroom as well as a 1-space garage completes this property.

Possibility of extending the house. Lots of character for this little Arcachonnaise well located in the center of Bègles, close to the tram, schools and shops.

ENERGY CLASS: E / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,830 and EUR2,540.

Summary

Property type: House Bedrooms: 3
Bathrooms 1

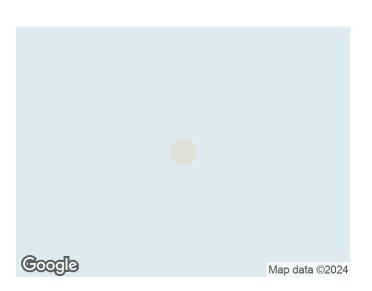
Price €540,000

Key Information

Internal Area: 110 sqm Land Area: 0.03 ha

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