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Former converted grocery store with Garonne and garden view

Gironde , **Nouvelle Aquitaine**



€559,000

inc. of agency fees

3 Beds 1 Baths 220 sqm

Located on the front line of an old fishing village, this characterful stone house offers a breathtaking view of the Garonne. It has managed to preserve...

At a Glance

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|------------------|-----------------|----------------|----------|------------------|----------|
| Reference | MFH-EAB1768EABX | Near to | Bordeaux | Price | €559,000 |
| Bed | 3 | Bath | 1 | Hab.Space | 220 sqm |
| | | Pool | No | Land Tax | N/A |

Property Description

Located on the front line of an old fishing village, this characterful stone house offers a breathtaking view of the Garonne. It has managed to preserve its historic past and its authentic spirit, with interior woodwork, fireplaces and old parquet floors.

A flight of steps leads to a terrace of more than 20 sqm facing south. The entrance opens onto a beautiful living room of 60 sqm including a living room, a dining room, and a fully equipped independent kitchen. This space benefits from great light thanks to the numerous openings opening onto the outside.

A large veranda of 30 sqm, converted into a winter garden, allows you to enjoy the sun's rays at any time of the year. A technical room, a WC and storage space complete this level, offering direct access to a comfortable garden, rare in the area. Upstairs, a large bedroom of 44 sqm with a view of the Garonne and a dressing area of 13 sqm which can be transformed into an office or bedroom.

A passageway provides access to the bathroom with shower and bathtub, a second bedroom and a toilet. A third bedroom is on the mezzanine.

A 30 sqm cellar, attached to the house, can be completely rehabilitated in order to enlarge the living spaces.

The character of this house and its exceptional location make it a very rare property on the outskirts of

ENERGY CLASS: D/ CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2050 and 2830 euros.

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Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 3 |
| Bathrooms | 1 |
| Price | €559,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 220 sqm |
| Has a Garden | Yes |

Location: Nouvelle Aquitaine



Gallery





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S. and L. BROWN



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