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## Magnificent charterhouse in the heart of a park with swimming pool

**Gironde , Nouvelle Aquitaine**



# €1,340,000

inc. of agency fees

5 Beds    4 Baths    450 sqm    0.4 ha

10 minutes from the city center of Bordeaux, this superb Charterhouse of approximately 490 m2 with garage and carport stands on a plot of 3100 m2. Nestled...

### At a Glance

<b>Reference</b>	MFH-EAB1796EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,340,000
<b>Bed</b>	5	<b>Bath</b>	4	<b>Hab.Space</b>	450 sqm
<b>Land</b>	0.4 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

10 minutes from the city center of Bordeaux, this superb Charterhouse of approximately 490 m2 with garage and carport stands on a plot of 3100 m2.

Nestled in a huge landscaped garden, this elegant property reveals a unique living environment with its

swimming pool, its quality plants, in a private and intimate environment.

This Charterhouse offers many rooms with ideal proportions, including a large living room facing the terrace and the ideally exposed park (South), a living room with exceptional volumes with period parquet floors, fireplaces, moldings, excessive ceiling heights, a fitted and equipped kitchen, 4 beautiful bedrooms, a large dressing room, a relaxation area with office and library and a charming "orangery".

The surface of the property allows the development of several bedrooms or other spaces according to your lifestyle (possible accompaniment, project available on request) The perfectly maintained property has kept its original features, old parquet floors, beautiful fireplaces, moldings...

A 17m<sup>2</sup> garage, a 25 m<sup>2</sup> carport, a cellar, a boiler room complete this rare property for two steps from transport and amenities, located in lush greenery out of sight.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€1,340,000

## Key Information

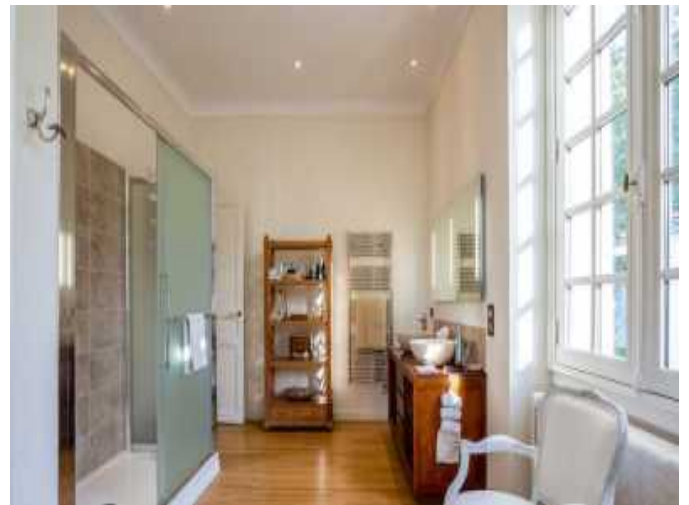
Internal Area:	450 sqm
Land Area:	0.4 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



## Gallery







As Featured in

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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.

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**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.

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